

# Southern Vermont Roundtable Event

## Hosted by:

UConn TAB, Windham Regional Planning Commission, Two River-Ottauquechee Regional Commission, Mount Ascutney Regional Commission, Rutland Regional Planning Commission, Bennington County Regional Planning Commission

## Sponsored by:

Stone Environmental



June 4, 2025

# Thank you to our Sponsor!

## Stone Environmental



# Welcome & Opening Remarks

Stone Environmental

Daniel Voisin

Director of Environmental Assessment and Remediation Services

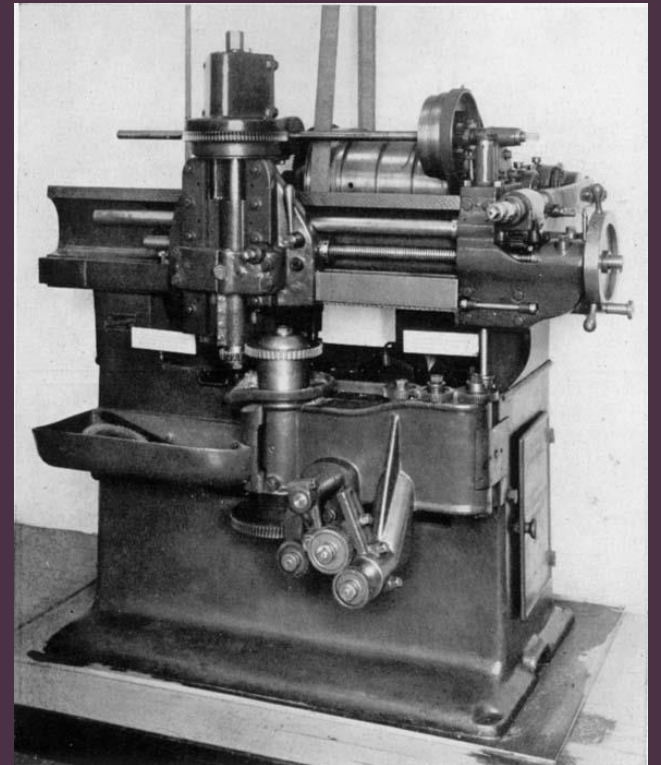




## Brownfields Roundtable for Southern Vermont

100 River Street, Springfield, Vermont

Daniel Voisin, Stone Environmental

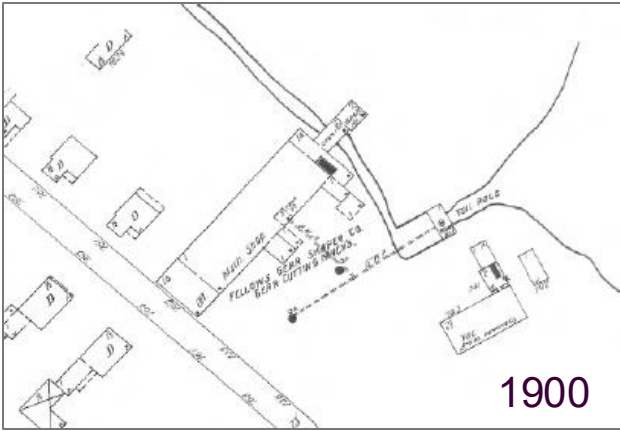




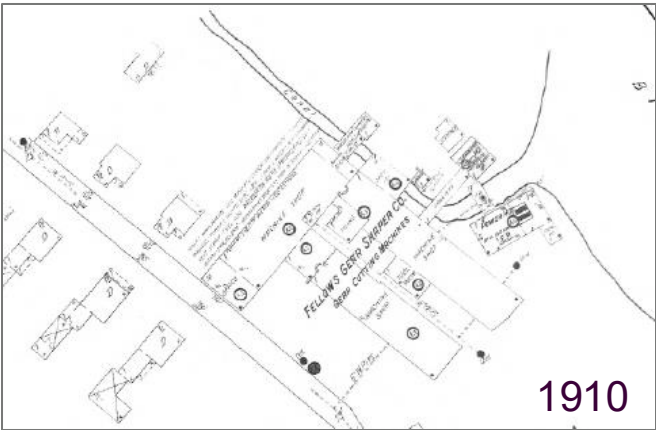
# 100 River Street



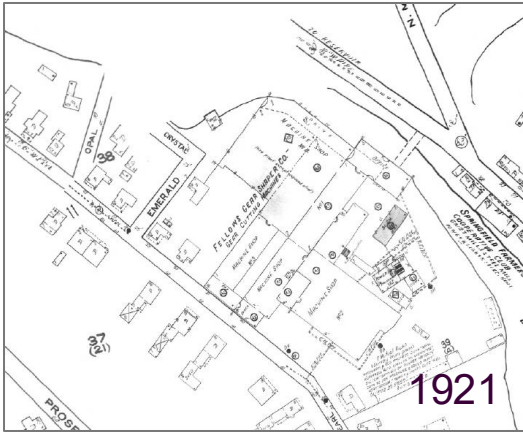
# 100 River Street – Fellows Gear Shaper



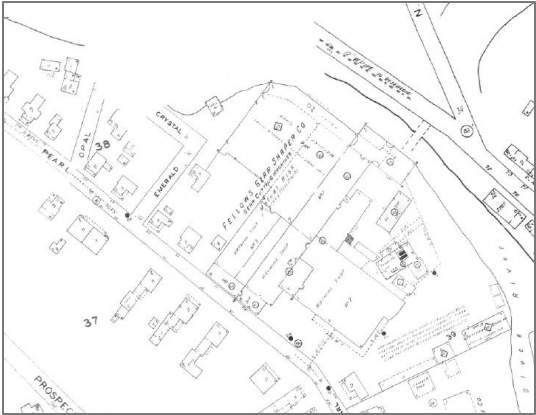
1900



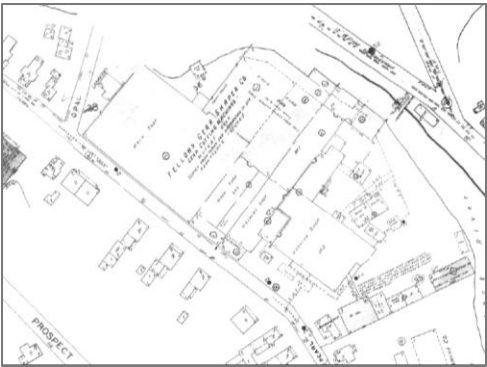
1910



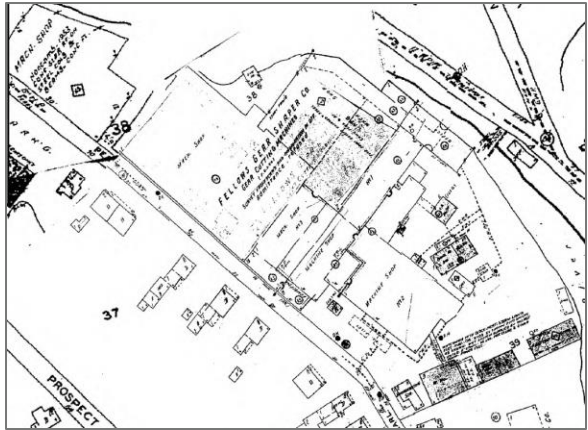
1921



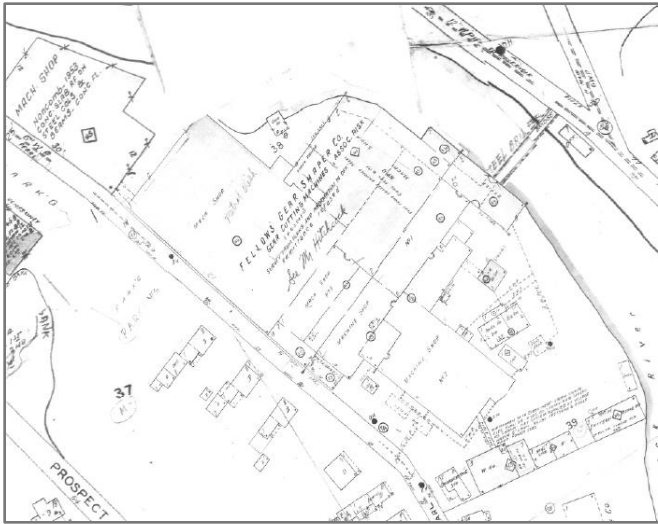
1928



1948



1958

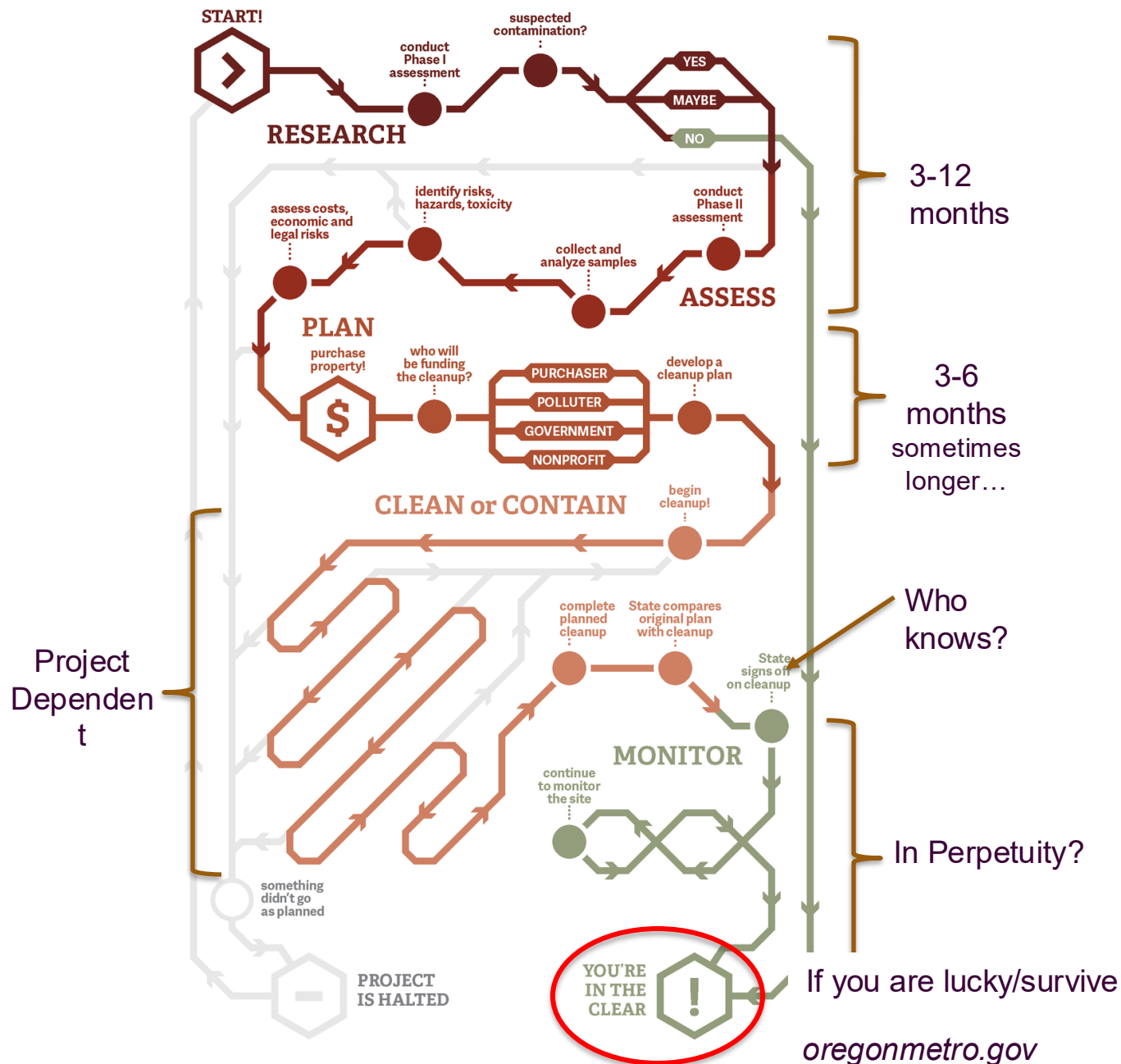
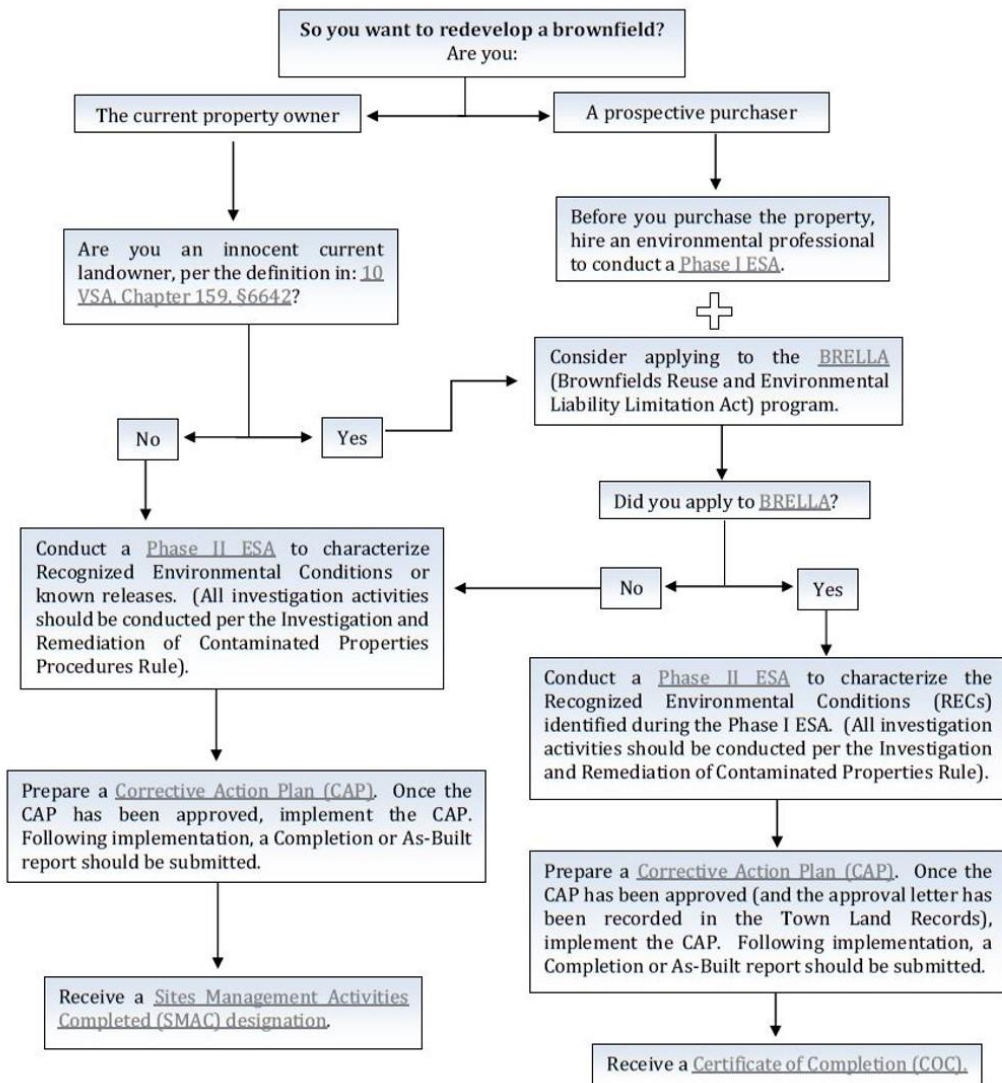


1964









**If it weren't complicated enough...**

## Interplay of Site Control Challenges

- Structural Integrity of the Building (roof, weatherization, vandalism, heat)
- Historic Preservation / Renovation Costs / Ongoing Energy Efficiency

## Unrealistic Business Plans

- Be Critical of Business Plans.
- Reality Check on Occupancy Estimates, Market Studies, and Revenues
- Projects need to be able to stand on their own feet quickly
- What projects make sense when lease rates are <\$10/square foot?

## Development Soil

- Huge need for cheaper ways to manage soils, closer to donor sites (i.e., CDFs)

## NIMBYs

## Cost of Doing Work in Vermont

- Labor, taxes, materials, scarcity of trained contractors)

## Combating Challenges with Good Planning

Early collaboration across the design team

- support informed design decisions, early integration of challenges related to flood mitigation, historic preservation, etc.

Proactive Community Engagement

Alignment with municipal code/regional plans

Build realistic budgets and timelines

- Pre-construction, remediation/construction, operation, and O&M
- Constantly revisit each

Bringing together a diverse coalition of stakeholders

- regulatory agencies, local/regional government, community-based organizations

Tell the full story to potential funders/community

- co-benefits of redevelopment, intersection with sustainability, energy efficiency, public health, environmental, economic development, etc.





**STONE ENVIRONMENTAL**

1 0 0 % E M P L O Y E E - O W N E D

**Thank you.**

Contact / [dvoisin@stone-env.com](mailto:dvoisin@stone-env.com)

# Agenda

## 2:10 PM – 2:40 PM | Brownfields 101, UConn TAB Services, & New England Rural Health Association

- UConn TAB – Randi Mendes and Wayne Bugden
- UConn TAB Partner NERHA – Nylab Noori

## 2:40 PM – 3:10 PM | Introduce the RPOs and their Program/Services/Funding

- Windham Regional Planning Commission – Sue Westa
- Two River-Ottawquechee Regional Commission – Sarah Wraight and GMEDC – Erika Hoffman-Kiess
- Mount Ascutney Regional Commision – Thomas Kennedy
- Rutland Regional Planning Commission – Devon Neary
- Bennington County Regional Planning Commision – UConn TAB

## 3:10 PM – 3:30 PM | Speaker Presentations

- Vermont Department of Environmental Conservation (VT DEC) – Sarah Bartlett
- EPA - Chris Beling
- RLF TAB Grow America - Erin Howard

## 3:30 PM – 3:40 PM Break

## 3:40 PM – 4:20 PM | Brownfields in Progress & Success Stories

- Rockingham Development – Gary Fox
- Windham RPC – Sue Westa
- Two River-Ottawquechee RPC – Kevin Geiger

## 4:20 PM – 4:30 PM | Q&A & Open Discussion

## 4:30 PM – 5:00 PM | Networking & Closing Remarks



# Brownfields 101 & TAB Services

*UConn TAB*

*Wayne Bugden & Randi Mendes*





# WHAT IS A BROWNFIELD?

## EPA Definition:

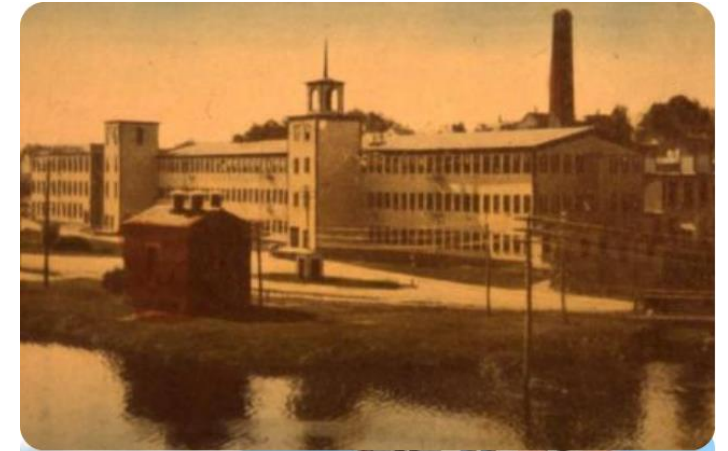
A real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

In plain language...A site that is completely or partially abandoned AND Is likely polluted from past human activities

## How to Identify a Brownfield:

An area with blight, or deterioration such as: Abandoned buildings, eyesores, active but underutilized facilities

Before



After



The **Sanford Mill** was formerly used for the manufacture of fabrics, light bulbs, and plastic products which resulted in a range of environmental contaminants including semi-volatile organic compounds (SVOCs) and PCBs along with the building containing lead-based paint and asbestos

Redeveloped into a mix-use housing and commercial building









# SO, WHAT'S NOT A BROWNFIELD?



Active facilities of any kind,  
even if contamination is  
suspected



Residential buildings  
without Hazardous Building  
Materials



Superfund (NPL) sites

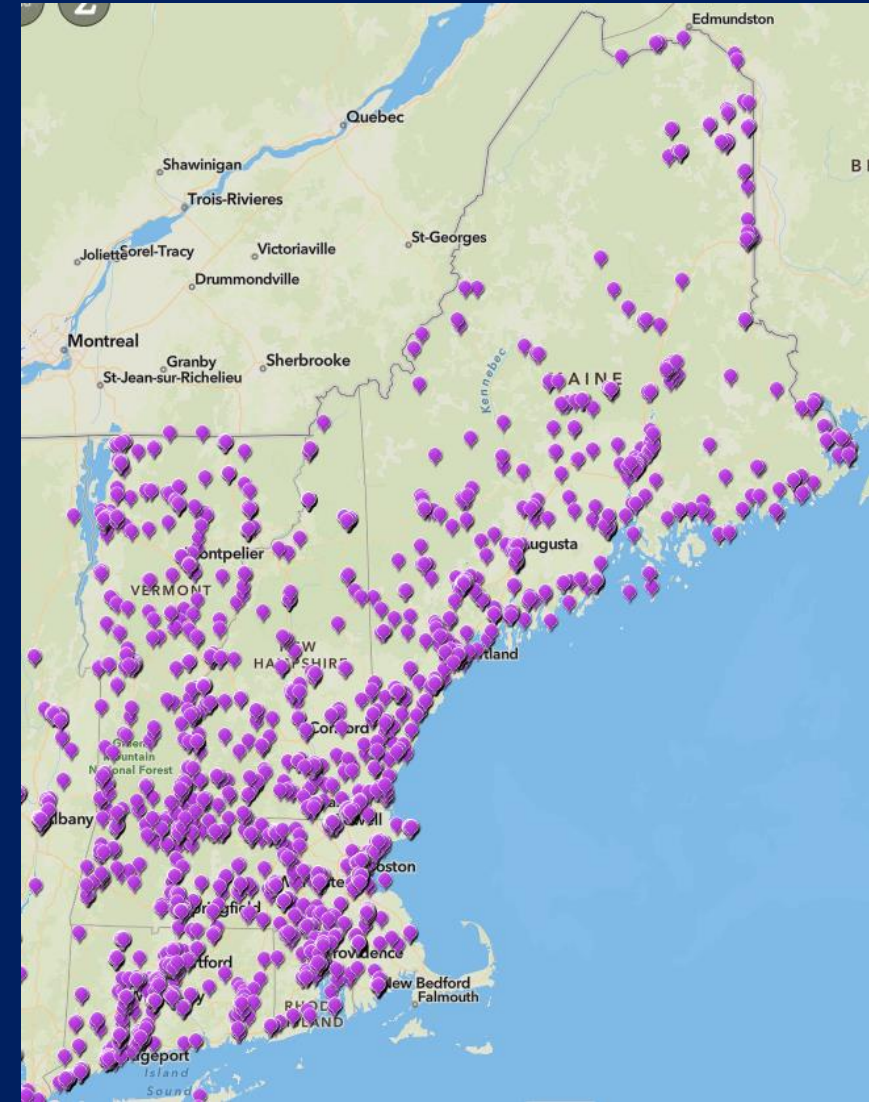


Sites under federal  
jurisdiction (DoD, DoE etc.)



# There are over 3000 brownfields that have been formally identified in New England but many remain unlisted

At least 475 identified in Vermont alone with many still unidentified



Source: EnviroAtlas

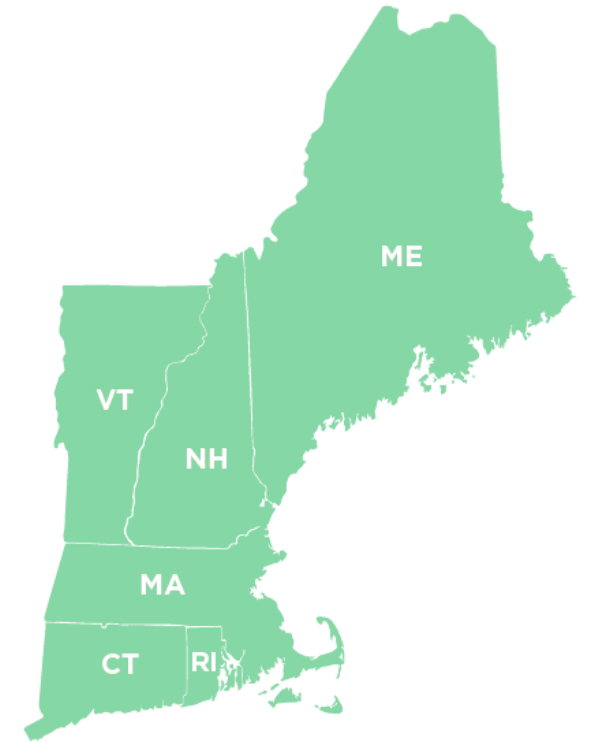
# BROWNFIELDS IMPACT NEGATIVELY...



# What is UConn TAB

## Technical Assistance to Brownfields

- provides technical assistance to communities, states, Tribal Nations and other public entities
- help address their brownfield sites and to increase their understanding and involvement in brownfields cleanup, revitalization and reuse.
- TAB is available at no cost to communities.
- UConn TAB serves Region 1(New England)



**Equal Distribution of  
Resources in all 6 New  
England States and Tribes**





# MEET OUR TEAM



**Randi Mendes, Ph.D.**

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Environmental Engineer  
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**Chaeyeon Yim**

Graduate Assistant  
Department of Communication  
University of Connecticut  
[uconn-tab@uconn.edu](mailto:uconn-tab@uconn.edu)

## New Partnership



**Nylab Noori, MPH**

UConn Partner  
Environmental Health Associate Program  
Manager at New England  
Rural Health Association (NERHA)



# NEW ENGLAND RURAL HEALTH ASSOCIATION (NERHA)

UConn TAB Partner – Rural Outreach and Engagement



NERHA supports UConn TAB by serving as a link between rural communities and technical experts. This helps foster collaboration among communities and municipalities, ensures public health considerations are included in Brownfield assessment and cleanup, and strengthens local capacity to address these challenges.

For over 25 years the New England Rural Health Association (NERHA) has served as the state rural health association for the six New England states. We are a non-profit organization dedicated to advancing rural health. NERHA provides education, training, consulting, and advocacy in support of the rural health organizations and individuals in our region.

**Connect with Community Hubs:** Libraries, Health Center, State Offices Of Rural Health (SORHs), Organizations

**Conduct Individual Outreach:** MAP 2025  
30+ Municipalities reached

## NERHA Reach, By The Numbers:

- ✓ 10,000+ People Served by NERHA Programs
- ✓ 100+ Partner Organizations Across New England
- ✓ 300+ Communities Impacted
- ✓ 550+ Members
- ✓ 5,500+ Mailing List

## Stay Connected With Us:

- ✓ Nerha.org
- ✓ Join our Newsletters
- ✓ Read "*Rural Roots*"
- ✓ Become a Member





# ASBESTOS

Asbestos is a common contaminant in brownfield sites that could have been built before the 1980s. Some examples include but are not limited to school buildings, municipal offices, and industrial sites. Left intact and undisturbed, the presence of asbestos is not hazardous, but once disturbed, asbestos fibers can be released into the air, posing health risks. Due to the significant hazards posed by asbestos, it is regulated under special federal laws that regulate reporting, testing, cleanup, and disposal of these materials.

## ABATEMENT PROCESS

During the abatement process, asbestos-containing materials are safely and completely removed or encapsulated. The process is regulated by various federal, state, and local regulations and is undertaken by trained and certified professionals.

The asbestos abatement process is a multi-step procedure to minimize exposure risks. Here's a simplified breakdown:



### PREPARATION:

A qualified professional develops a detailed abatement plan, the scope of work, containment measures, and worker safety protocols.



### CONTAINMENT:

The work area is sealed off using plastic sheeting and negative pressure machines to prevent asbestos fibers from spreading to other parts of the building.



### REMOVAL OR ENCAPSULATION:

Depending on the chosen method, trained workers remove or encapsulate the asbestos-containing materials using specialized tools and wet methods to minimize dust generation.



### CLEANING AND CLEARANCE:

Following the removal or encapsulation, the work area is cleaned using HEPA vacuums to remove any residual asbestos fibers. Air quality testing is conducted to ensure asbestos levels are below safe limits before the containment area is dismantled.



### DISPOSAL:

Asbestos waste must be disposed of in specially licensed landfills following strict regulations.

# PCBs

## Polychlorinated Biphenyls (PCBs)

PCBs are synthetic chemicals once used in electrical equipment, caulks, paints, and other construction materials, and are a common contaminant at brownfield sites. Even though they were banned in the U.S. in 1979, PCBs still linger in the environment, posing ongoing health and environmental challenges.

## Environmental Impacts:

**Water Contamination:** Industrial dumping and wastewater runoff allows PCBs to settle into waterways by binding to sediments, thus contaminating fish. **Soil Pollution:** Landfills, dumping sites, leaking electrical equipment and dust/debris from building materials can cause chemicals to leach into the surrounding soil. This can pose risks to crops and livestock.

## How are PCBs Impacting Rural Communities?

**Fishing and Waterways:** PCBs in rivers like the Housatonic River (MA/CT) and Penobscot River (ME) have led to long-term contamination of ecosystems, killing wildlife, and making fish unsafe to eat.

**Agriculture:** Farms located near industrial sites or old landfills may have PCB contamination in soil from dust or runoff, which can impact crops & livestock.

**Schools and Homes:** Many older schools and homes still contain PCB-laden building materials. When these materials deteriorate, they release PCBs into the air, creating potential health risks.

# PFAS

(PER- AND POLYFLUOROALKYL SUBSTANCES)

PFAS contamination at brownfield sites is a major concern due to past industrial activities, the use of firefighting foams (AFFF), and improper disposal of manufacturing waste. These synthetic chemicals were used for their resistance to heat, water, and grease. Often called "**forever chemicals**", PFAS do not break down easily in the environment and can accumulate in the human body over time, posing significant health risks. This contaminant is regulated under special federal laws that specify standards for reporting, testing, cleanup, and disposal of these materials.

## REMEDIATION STRATEGIES

During the remediation process, PFAS-contaminated materials and water can be safely treated, removed, or contained to prevent further environmental and human exposure. The process is regulated by federal, state, and local standards and is conducted by trained and certified professionals using approved technologies and methods.

## Here's a simplified breakdown of the Remediation Process:



### SITE ASSESSMENT:

Identify and evaluate the extent of PFAS contamination through soil and groundwater testing.



### RISK EVALUATION:

Assess potential health and environmental risks to determine the urgency and scope of remediation.



### CONTAINMENT MEASURES:

Implement barriers or caps to prevent the spread of contamination, especially in groundwater.



### TREATMENT TECHNOLOGIES:

Use methods like activated carbon filtration, ion exchange or thermal destruction to remove or destroy PFAS.



### LONG-TERM MONITORING:

Continuously track contaminant levels to ensure remediation effectiveness and maintain safety.



### REGULATORY COMPLIANCE:

Identify and evaluate the nature and extent of PFAS contamination through soil and groundwater testing.

**PFAS:** A synthetic, man-made compound used as emulsifiers for construction. With over 200 different compounds, PFAS is an emerging contaminant because of their widespread presence, persistence in the environment, and growing evidence of potential health and ecological risks.

**Examples:** Firefighting Foams (AFFF) – Used at airports, military bases, and industrial sites.

Manufacturing Waste – From industries producing nonstick coatings, water-resistant fabrics, and electronics.

Landfill Leachate – Contaminated runoff from disposed consumer products.

Wastewater Treatment Facilities – Effluent and biosolids can contain PFAS.

### PFAS Federal Regulations:

EPA, TSCA, CERCLA, FDA

## HEALTH RISKS

### PFAS exposure has been linked to:

Cancer (kidney, testicular)  
Liver Damage  
Immune System Suppression,  
Thyroid Disease  
Reproductive and Developmental Issues

EPA BANS ONGOING USES OF PFAS



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uconn-tab@uconn.edu tab.program.uconn.edu www.epa.gov/pfas

# UConn TAB Services are FREE!



Direct Technical Assistance

Municipal Assistance Program

Continuing Education

Community Engagement

Technical Document Review

- Review of Environmental Site Assessment Reports, Remedial Action Plans, Planning Documents

Brownfields Proposals Review

- EPA Brownfields proposals (assessment, cleanup, multipurpose, RLF) and State Program proposals

Access to Resources & Procurement Support

- Fact sheets, example proposals, RFQ/RFP review, and documents

Quick Availability

- Answer Technical Questions





[tab.program.uconn.edu/procurement-service/](http://tab.program.uconn.edu/procurement-service/)  
***Congratulations on Your Brownfield Grant Award!***

Now that you have a brownfield grant, one of your first tasks is **hiring a QEP** to help you implement the grant's scope of work. You may be anxious to get your project moving as soon as possible, but...**Don't Rush This Important Step!**

We recommend you **take your time to prepare an excellent Request for Proposal (RFP)**. This will ensure you don't inadvertently violate federal rules, which can have serious consequences. Moreover, a good RFP will tell prospective QEPs that you know how to run a good project and encourage them to submit proposals. If this is your first time procuring the services of an environmental professional, the process may seem overwhelming. Fortunately, there are numerous resources available to help.

**UConn TAB can provide several services to help you with your procurement process. Although we cannot write your RFP, we can:**

- Meet early to discuss your project objectives, strategies for procurement and desired QEP qualifications
- Provide RFP templates and examples
- Review your draft RFP, attachments, and related documents
- Suggest QEP scoring criteria and selection procedures

***If you are interested in learning more or getting started, follow the steps below!***

A banner image with a blue-tinted background showing a stone building facade. The text "UConn TAB PROCUREMENT STEP-BY-STEP GUIDE" is written in large, white, sans-serif capital letters. Below the text is a horizontal white line with four dots, each aligned with one of the four steps listed to the right.

## UConn TAB PROCUREMENT STEP-BY-STEP GUIDE

Step 1

Step 2

Step 3

Step 4





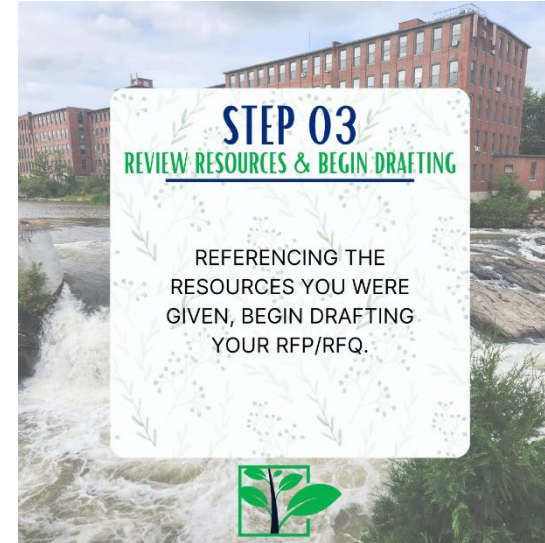
**STEP 01**  
SET UP A MEETING

EMAIL US AT  
[UConn-TAB@UConn.EDU](mailto:UConn-TAB@UConn.EDU)  
WITH YOUR GRANT  
APPLICATION AND  
COOPERATIVE AGREEMENT IF  
AVAILABLE AND **SCHEDULE**  
AN APPOINTMENT.




**STEP 02**  
UConn TAB SENDS RESOURCES

WE WILL SHARE SOURCES  
SUCH AS RFP TEMPLATES  
AND OTHER USEFUL  
RESOURCES FOLLOWING THE  
MEETING.



**STEP 03**  
REVIEW RESOURCES & BEGIN DRAFTING

REFERENCING THE  
RESOURCES YOU WERE  
GIVEN, BEGIN DRAFTING  
YOUR RFP/RFQ.



**STEP 04**  
SUBMIT DRAFT FOR REVIEW

FILL OUT THE FORM LINKED  
HERE AND INCLUDE THE  
DRAFT OF YOUR RFP/RFQ.  
UConn TAB WILL REVIEW  
AND SET UP A MEETING TO  
GO OVER THE COMMENTS  
WE HAVE.



 Procurement Services Webinar (UConn TAB)

 **TAB**  
REGION 1



**PROCUREMENT  
SERVICES**

Watch on  YouTube

Watch later Share

# UConn TAB Services are FREE!



Direct Technical Assistance

Municipal Assistance Program

Continuing Education

Community Engagement

Sep-Dec

Jan-April

May-Aug

EPA Brownfields  
Grant Support

TECHNICAL SUPPORT

Target Area and  
Brownfield Site  
Description

Community Need  
(Demographics,  
EJSCREEN data)

Brownfield inventories

Data Review and Gap Analysis for brownfield  
sites

Grant Preparation

Site reuse planning

Community Engagement Planning and Materials

Community

*Info & Input*

UConn  
Students

*Technical Work*

TAB Staff

*Supervise*





CONNECTICUT

## MUNICIPAL ASSISTANCE PROGRAM SITE VISIT



3 Walnut Avenue, 1 & 13 Watrous Street and  
13 Summit Street - East Hampton, CT

UConn TAB | Demian Sorrentino

UConn TAB Intern | Aaron Hinze



Students | Christopher Anderson

Community | Ryan Baldassario, David DeCrescente,

David Cox



Spring MAP - Site Reuse Assessment (SRA)

UConn TAB visited the Town of East Hampton, CT. They toured the brownfield sites at 3 Walnut Avenue, 1 & 13 Watrous Street, and 13 Summit Street. UConn TAB is working on a Site Reuse Assessment for these properties, where Town officials are interested in exploring concepts for additional recreational amenities, mixed-use space and multi-family housing, including much-needed affordable units.



MARCH 7, 2025



STON  
ENVIRONMENT  
100% EMPLOYEE-OWNED



MASSACHUSETTS

## MUNICIPAL ASSISTANCE PROGRAM SITE VISIT



70 Maple Street - East Longmeadow, MA

UConn TAB | Demian Sorrentino,



UConn TAB Intern | Dominic Anziano

Students | Sophia Gagnon

Community | Rebecca Lisi



Spring MAP | Site Reuse Assessment (SRA)

UConn TAB visited the Town of East Longmeadow. They toured the former Carlin Combustion Technologies brownfield site at 70 Maple Street. UConn TAB is working on a Site Reuse Assessment for these properties, where Town officials are interested in exploring concepts for mixed-use development including much-needed affordable housing, commercial/retail space, recreation amenities to compliment the adjacent Redstone Rail Trail and municipal parking for the Town Center district.



MARCH 13, 2025





# BROWNFIELD INVENTORY

Site Name	Site Size (acres)	Opportunity Zone
Address	Current Zoning	EJ Community
Zip Code	Current Owner	Past Uses
Assessors Card ID number	Owner Type	Public Utilities
Parcel Number	Tax Payment Status	Parking Spaces
Redevelopment Status	Existing Buildings	Available Site Documents
Site Type	FEMA Flood Zone	EPA Grant Eligibility
Site Source	LUST Designation	Possible Contamination
Wetlands	Vulnerability Index	



Reported  
Releases



Site  
Reconnaissance



Tax  
Delinquency



Sanborn Maps



Known Sites



Existing  
Brownfield Lists





# Record Review

## Summit Casting

**ACREAGE:** 1.69

**OWNERS:** Morse Street Realty Corporation

**LAND USE:** one-to-two story industrial facility

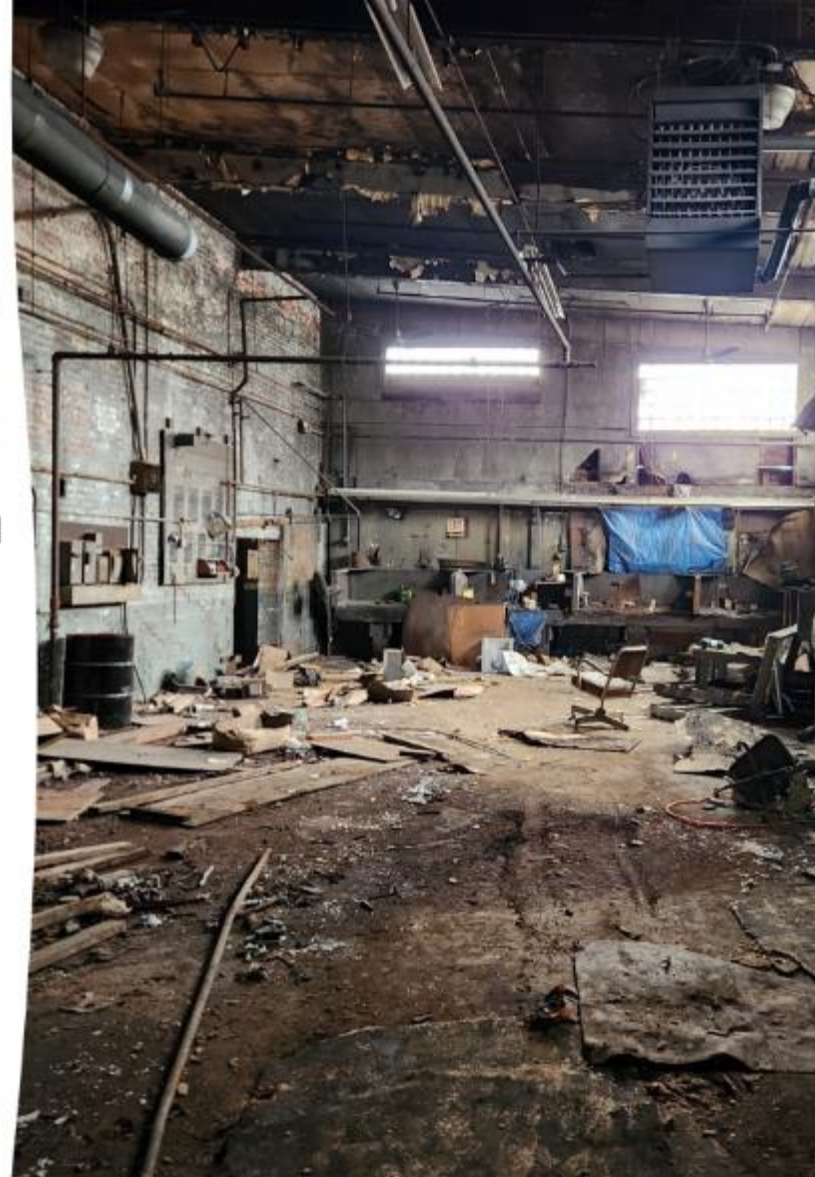
**HISTORICAL USE:** mold design, sand mold fabrication, casting, machining castings, storage, shipping & receiving

**CURRENT USE:** abandoned

- parties

**PARCEL ID:** 149-008-000

- "Parcel 8"



# SITE REUSE ASSESSMENT PROJECTS

**GOAL:** Identify potential reuse options for the brownfield based on the **community's vision** and other site and surrounding area conditions

Provides a full evaluation of the **opportunities, constraints and range of redevelopment possibilities** related to the reuse of a brownfield site.

## Property Information

- Ownership
- History
- Tax status
- Occupancy
- Zoning
- Environmental Considerations

## Opportunities & Constraints

- Useable Acreage
- Viability
- Accessibility
- Structure
- Infrastructure
- Utilities
- Neighboring Land Use

## Community

- Strengths & Weaknesses
- Expectations

## Market

- Local Economy
- Regional Economy
- Demographics
- Land Availability



- Site characteristics and needs
- Area economy and demographics
- Physical, environmental conditions
- Applicable regulations
- Real estate market conditions









# UConn TAB Services are FREE!



Direct Technical Assistance

Municipal Assistance Program

Continuing Education

Community Engagement

## Spring Webinars

- Jan 29<sup>th</sup> Brownfield Redevelopment & TAB Services
- Feb 19<sup>th</sup> Brownfields: Exploring Disproportionate Environmental Impacts on Communities
- Mar 11<sup>th</sup> Community Engagement in Aging Communities
- Apr 16<sup>th</sup> Using Brownfield Funding for Local Planning (A Planner's Perspective)
- May 1<sup>st</sup> Planning for a Successful Fall EPA Brownfield Grant Application: Don't Wait Until September!
- May 22<sup>nd</sup> Grant or No Grant: Let's Navigate Your Next Move



## UConn TAB Summer Webinar Series

- May 1<sup>st</sup> - Planning for a Successful Fall EPA Brownfield Grant Application: Don't Wait Until September!
- May 22<sup>nd</sup> - Grant or No Grant: Let's Navigate Your Next Move
- June 18<sup>th</sup> - Environmental Communication Strategies for Developing Health Literacy
- July 9<sup>th</sup> - Engage & Empower: Strategies to Spark Community Involvement
- July 30<sup>th</sup> - Engaging Rural Healthcare Providers in Brownfields Awareness and Advocacy



**Wednesdays**

12:00 PM - 12:30pm



**Virtual(Webex)**



**Register**

[s.uconn.edu/summerwebinar25](https://s.uconn.edu/summerwebinar25)



**UConn**  
REGION 1 TECHNICAL  
ASSISTANCE TO  
BROWNFIELDS



# UConn TAB Services are FREE!



Direct Technical Assistance

Municipal Assistance Program

Continuing Education

Community Engagement



## STAKEHOLDER ANALYSIS

This tool will help you find diverse stakeholders, explore who has the most power and influence in your community, and determine who has the most interest in your brownfields redevelopment project.



## SWOT ANALYSIS

This tool allows you to examine the strengths, weaknesses, opportunities, and threats in your community as they relate to brownfields redevelopment and community engagement.



## AFFORDABLE HOUSING

This tool is designed for municipal officials and nonprofit organizations. It provides different strategies for opening a dialogue and gaining buy-in for affordable housing from community members that are opposed to the idea.



## LISTENING SESSIONS

This tool provides an overview what a listening session is, how to plan one for your community, and how they can support your brownfields redevelopment / community engagement goals.



## COMMUNITY MEETING CHECKLIST

This tool provides a helpful checklist for planning a community meeting, hosting the actual event, and evaluation / follow-up once the meeting is over.



## FOCUS GROUPS

This tool briefly summarizes focus groups and provides some guiding questions to help you get started in hosting one in your community.



[tab.program.uconn.edu/community-engagement/](http://tab.program.uconn.edu/community-engagement/)

# Brownfields

brown•field/noun

a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.  
- US EPA



## DO YOU HAVE A BROWNFIELD IN YOUR COMMUNITY?



DOES YOUR TOWN/CITY HAVE AN INDUSTRIAL HISTORY?



DO YOU HAVE ANY BUILDINGS BUILT BEFORE THE 1970S?



DO YOU HAVE SITES THAT ARE ABANDONED OR BLIGHTED?

Examples: old mill buildings and industrial sites, old gas stations, public & commercial buildings, agricultural land and facilities, metal salvage yards and illegal dumping sites, and dry cleaners



**YES, MY COMMUNITY HAS OR LIKELY HAS BROWNFIELD SITES AND I NEED SUPPORT WITH:**

- **JUST GETTING STARTED AND IDENTIFYING SITES**

- **DEVELOPING A PLAN FOR REUSING A BROWNFIELD SITE**

- **INFORMING THE COMMUNITY**

- Answer Questions
- Virtual Consultation
- Technical Doc Review
- Access to Resources
- Webinars & Workshops

Direct Assistance

- Brownfield Inventory
- Site Reuse Assessment
- Record Review
- Data Gap Analysis
- Community Engagement

Municipal Assistance Program

UConn TAB SERVICES

Grant Support

- State Grant Review
- EPA Grant Review
- Grant Data Support
- Fall MAP EPA Grant Prep

Procurement

- Intro Meeting
- RFP Templates
- RFP Examples
- Review & Feedback

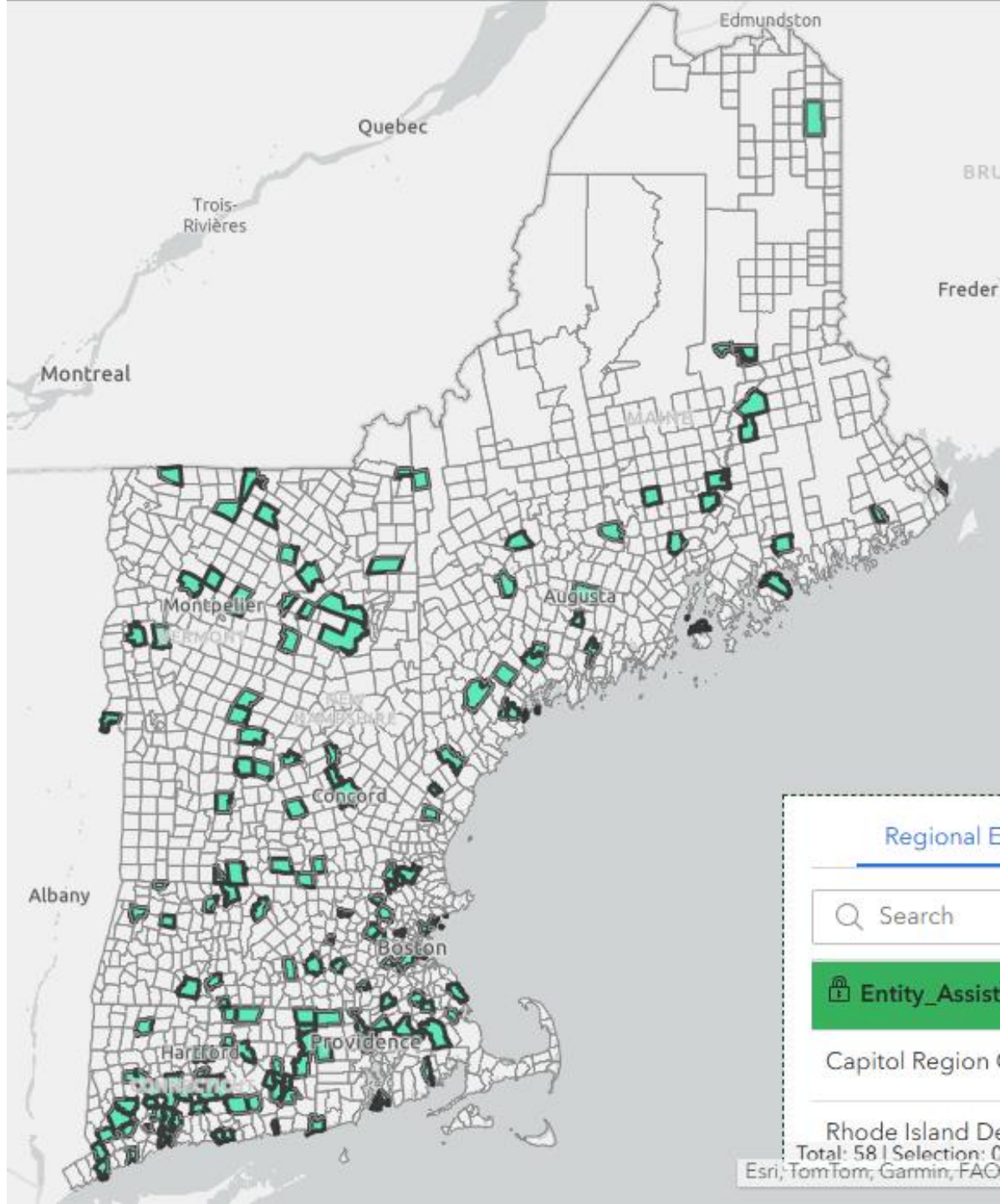
- **FINDING FUNDING FOR ASSESSMENT AND CLEANUP OF BROWNFIELDS**

- **HIRING ENVIRONMENTAL PROFESSIONALS**

Send us an email, follow us on LinkedIn, and/or Join our Newsletter to stay informed!



# Communities Served





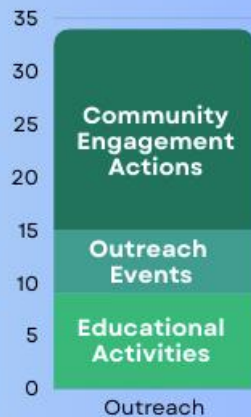
# TECHNICAL ASSISTANCE TO BROWNFIELDS EPA REGION 1 ANNUAL IMPACT 2024



**231**  
COMMUNITIES  
RECEIVED  
DIRECT  
TECHNICAL  
ASSISTANCE

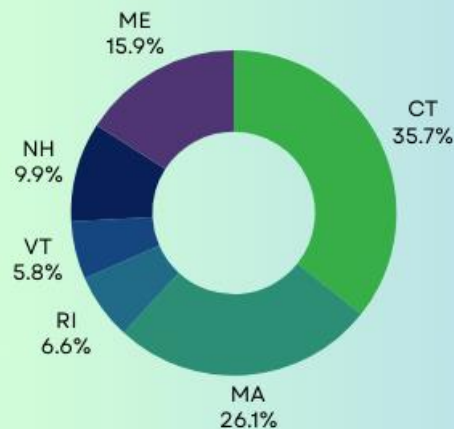


Outreach, Education, & Community Engagement



**40% INCREASE IN TA SUPPORT FROM 2023**

## COMMUNITY WIDE DISTRIBUTION & SUPPORT



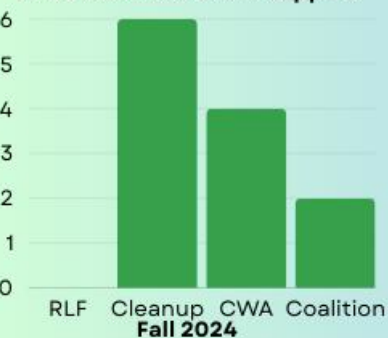
2024 Webinars

- SEEDS Framework
- Stakeholder Analysis
- Procurement Services
- SWOT Analysis
- Past EPA Brownfield Grantees Panel
- Cleanup Grant Tips and Tricks
- Coalition Grant Tips and Tricks
- EPA Grants & Community Engagement
- Public Health Data (Asthma)
- Displacement Strategies
- EPA Grant Office Hours

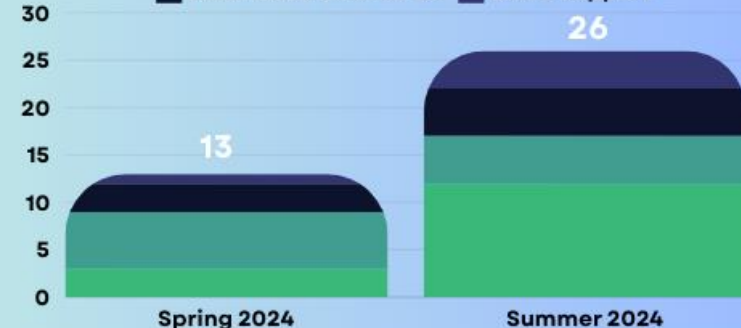
## 2024 MUNICIPAL ASSISTANCE PROGRAM

**51** PROGRAM PARTICIPANTS

### EPA Brownfield Grant Support



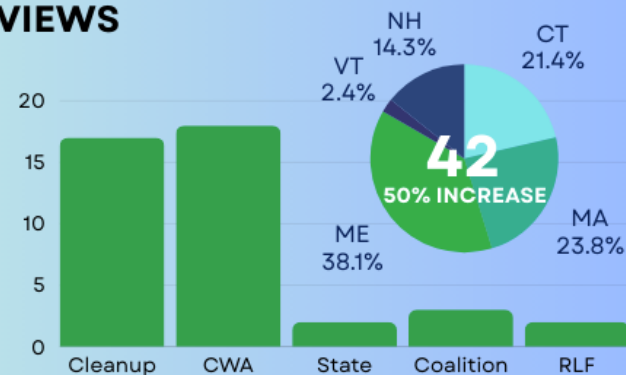
Gap Analysis & Record Review  
Community Engagement  
Site Reuse Assessment  
Brownfield Inventories  
Grant Support



## FY25 EPA MAC GRANT REVIEWS

"We could not have put together a competitive grant application without UConn TAB!"

"UConn TAB faculty, staff, and interns have provided outstanding technical assistance whenever asked. An incredible resource for our region!!"





# RPO Introduction & Talks

*Windham Regional Planning Commission, Two River-  
Ottauquechee Regional Commission, Mount Ascutney Regional  
Commision, Rutland Regional Planning Commission, Bennington  
County Regional Planning Commision*



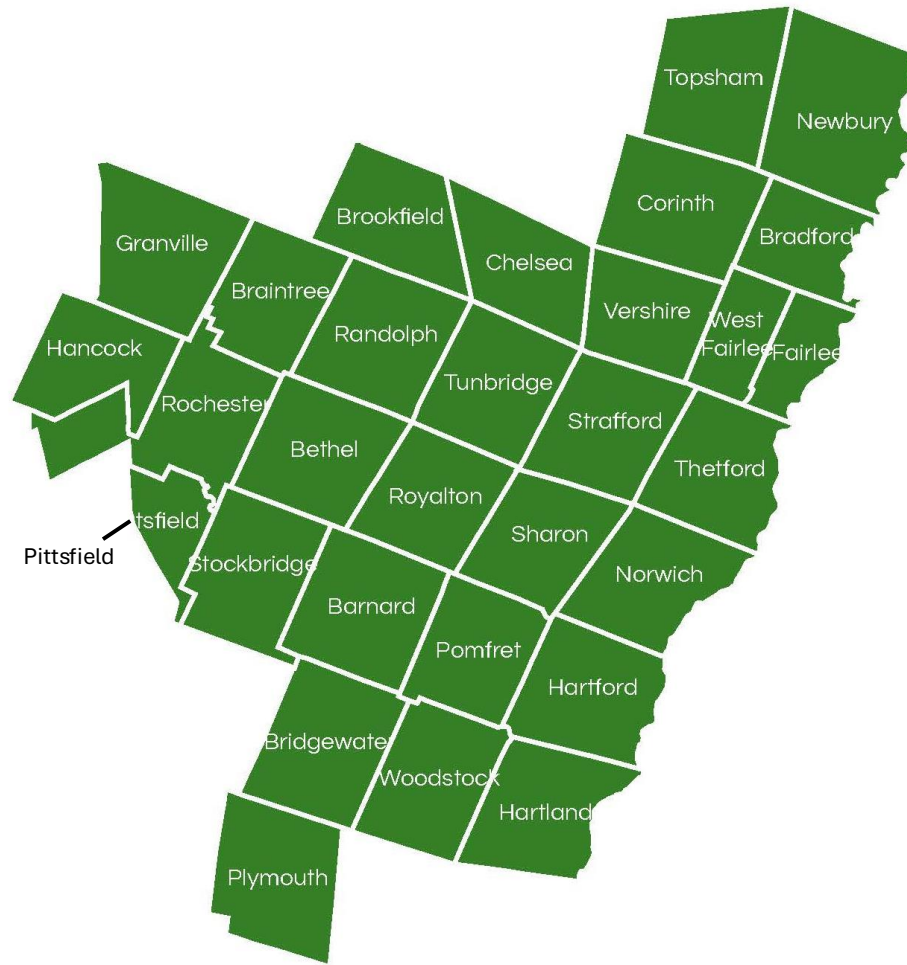
# Windham Regional Planning Commission



**Sue Westa**  
Associate Director







# Brownfield Successes in our Region

Center for Cartoon Studies, White River Junction



Bridgewater  
Community  
Center,  
Bridgewater



Former Tip Top  
Tire, Hartford



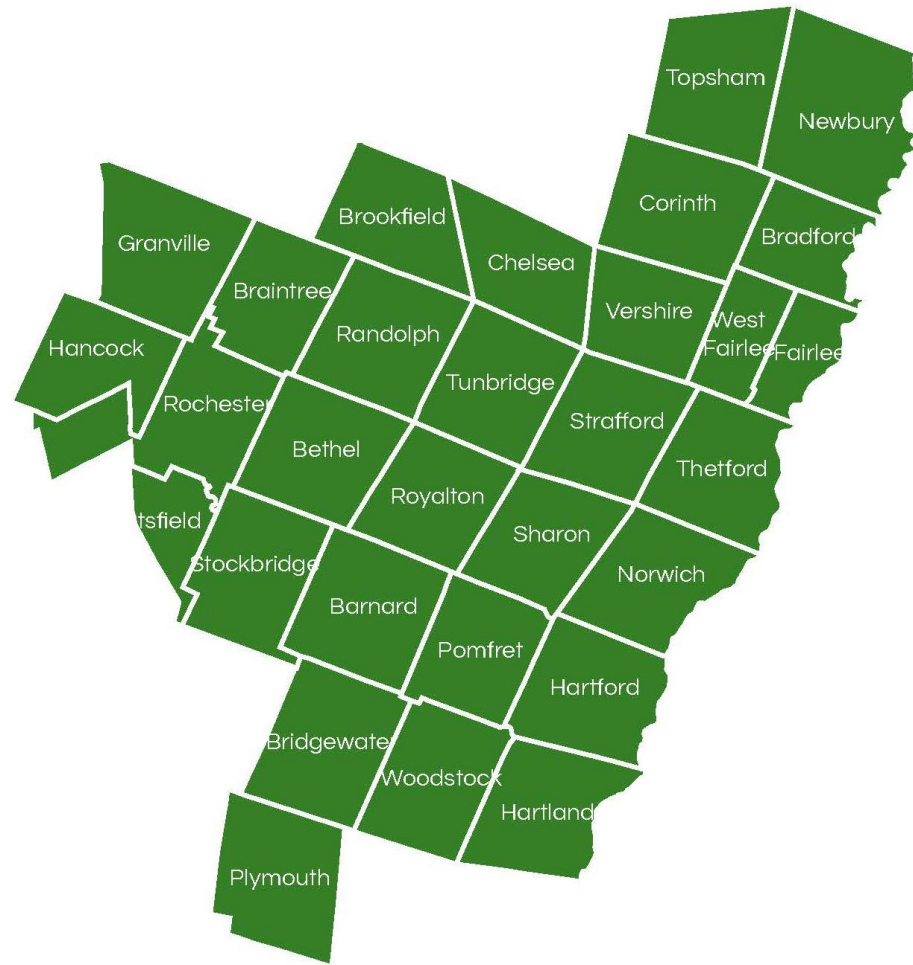
# Available Assistance

- Brownfield assessment grant funds (TRORC)
  - Includes hazardous building materials assessment
  - Includes BRELLA enrollment fees
- Redevelopment planning assistance
- Technical assistance applying for and administering redevelopment grants



## Sarah Wraight

Senior Planner, TRORC  
swraight@trorc.org  
802.457.3188 x3007



## Erika Hoffman-Kiess

Executive Director, GMEDC  
erika@gmedc.com  
802.299.5769





# Mount Ascutney Regional Commision



**Thomas Kennedy**  
Director of Community  
Development



**Goodyear Solar in Windsor:** 2,000 tons of asbestos containing building debris was removed and a \$1.4 million solar array was installed. The site is now generating 500 kilowatts of solar power towards the region's renewal energy goal and has eliminated a hazardous exposure risk to the community.

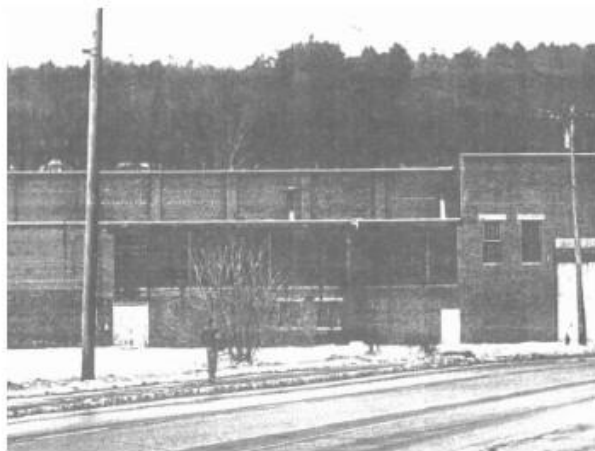




**Ascutney Mountain Base Lodge:** After Ascutney Mountain's Base Lodge burned, MARC Brownfields Reuse Program provided the funding to remove asbestos-containing materials which allowed for Ascutney Outdoors to purchase the site and reconstruct a new lodge.



**Edgar May Health and Recreation Center:** The former Springfield Foundry Plant #4 building in Springfield, VT, was converted to the Edgar May Health and Recreation Center in 2016, offering aquatic and healthy living programs for all ages and abilities.





**Windsor Welcome Center:** The Windsor Welcome Center was a former Foundry building in Windsor, VT, and is now a meeting house and welcome center for the Town of Windsor.



# Rutland Regional Planning Commission



**Devon Neary**  
Director





# Bennington County Regional Planning Commission



**Jim Henderson**

Regional Planner / Environmental  
Program Manager



## BCRC-ACCD Grants 2021-2024

- 7 Properties
- 7 BRELLA Applicants
- 7 Phase 1 E.S.A.s
- 5 Phase 2 E.S.A.s
- 3 Corrective Action Plans
- Clean Up and Reuse Planning



## Sweeney Saw Mill, Manchester



## 301 Depot Street, Manchester





## Benn High, Bennington



## Bradford Mill, Bennington





## Energizer Plant 1, Bennington



## Energizer Plant 2, Bennington





## Energizer, Scott Street, Bennington



# Shaftsbury Medical Center, Shaftsbury





## Benmont Paper Mill, Bennington



# Break

*Return by 3:15 PM*





# Vermont Department of Environmental Conservation

*VT DEC*  
*Sarah Bartlett*



# Vermont Agency of Commerce and Community Development





# Brownfields Revitalization Fund (BRF)

## Federal

The Environmental Protection Agency (EPA) awarded funds to the Vermont Brownfields Revitalization Fund (BRF) to sponsor projects. The BRF offers grants and loans for the remediation of brownfield sites. Loan funding is available to private developers, non-profits, and municipalities. There is no limit on the size of a loan; it depends on the amount of capital available in the fund. Grant funding is only available to non-profits and municipalities and per Vermont Statute cannot exceed \$200,000 per parcel.

## **ELIGIBILITY TO APPLY:**

To be eligible for **BRF - Federal Program** money, applicants must:

- meet technical standards set by the Department of Environmental Conservation
- complete a Phase I environmental site assessment prior to acquisition
- be enrolled in the Brownfields Reuse and Environmental Liability Limitation Program (BRELLA)
- site eligibility must be affirmed by the Environmental Protection Agency

***\*ACCD has been award 2 million***

## State

## **ELIGIBILITY TO APPLY:**

- Applications are currently closed
- Applicant's site must be enrolled in the Brownfields Reuse and Environmental Liability Limitation Program (BRELLA). The application for that program can be found [here](#) ; AND
- Applicant site must have a Corrective Action Plan (CAP) approved by the Department of Environmental Conservation of the Agency of Natural Resources. Applicants may apply if their CAP is pending approval; however, remediation awards will not be issued to a site without an approved CAP; AND
- Applicant must be a non-profit, for-profit, or municipality with a project site located in Vermont. State owned project sites are not eligible for funding at this time.
- Applicant must generally be able to demonstrate the ability to meet a 10% match.

***\*ACCD Anticipates 1 million in general funds to be awarded***

**More information:** [accd.vermont.gov/economic-development/funding-incentives/brownfields](http://accd.vermont.gov/economic-development/funding-incentives/brownfields)

**Contact:** [kristie.farnham@vermont.gov](mailto:kristie.farnham@vermont.gov)



# Environmental Protection Agency (EPA) Programs and Funding Opportunities

*EPA Region 1*

*Christine Beling*





# EPA BROWNFIELDS PROGRAM



*Chris Beling*  
*EPA Region 1*  
*June 2025*



### What is a Brownfield?

- A property might be a “brownfield” due to potential contamination from past uses that is inhibiting continued use or reuse of the site. Brownfields are often concentrated in historically underserved communities.

### Brownfield sites might include:

- Former gas stations
- Former industrial sites
- Former dry cleaners
- Old buildings
- Vacant lots
- Historic mills or factories

<https://www.epa.gov/brownfields/understanding-brownfields>



# ELIGIBLE ENTITIES FOR EPA GRANTS

- General Purpose Unit of Local Government
- Land Clearance Authority
- Government Entity Created by State Legislature
- Regional Council or group of General-Purpose Units of Local Government
- Redevelopment Agency that is chartered or otherwise sanctioned by a state
- State
- Federally recognized Indian tribe other than in Alaska
- Nonprofit organization described in section 501(c)(3) of the Internal Revenue Code
- Qualified community development entity as defined in section 45D(c)(1) of the Internal Revenue Code of 1986



## SUMMARY OF GRANT PROGRAMS FOR ASSESSMENT AND CLEANUP

Grant Type	Description
Assessment (CW/Coalition)	To develop inventory, characterize, and conduct assessments to determine if sites are contaminated (if so, to what extent), perform community involvement, and plan for cleanup
Cleanup	For eligible municipalities and nonprofits to clean up contaminated properties
Revolving Loan Fund	For larger organizations to capitalize funds for issuing cleanup loans and subgrants
Multipurpose	For a flexible range of planning, assessment, and cleanup activities within a certain target area

Grant Guidelines and Resources:

<https://www.epa.gov/brownfields/marc-grant-application-resources>



# JOB TRAINING GRANTS

**Competitive grants** that recruit, train, and place unemployed/under-employed residents of communities affected by brownfields and other issues in jobs within the environmental field

Training topics can include:

- Waste Site Cleanup
- Health & Safety
- Heavy Equip. Operator/CDL
- Wastewater Treatment
- Asbestos Abatement
- Lead Paint/RRP
- Stormwater/infrastructure management

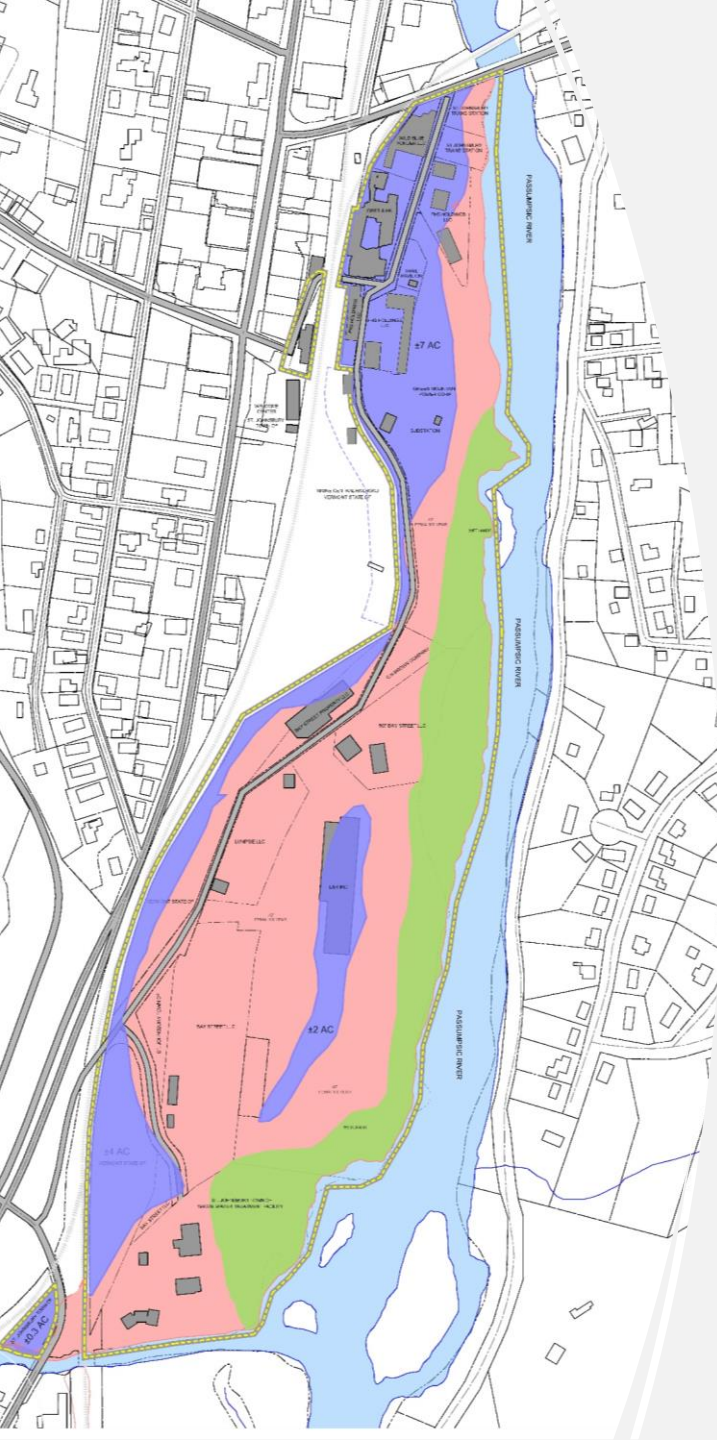
<https://www.epa.gov/brownfields/brownfields-job-training-grants>





## STATE AND TRIBAL FUNDING

- Under CERCLA 128(a), EPA provides non-competitive grants annually to states and tribes to operate and manage a Brownfields Program
- This funding allows them to conduct the following brownfields activities:
  - Inventory of sites on state or tribal land
  - Oversee brownfields resources and enforce state/tribal authority
  - Provide opportunities for local stakeholders' meaningful participation in brownfields decisions
  - Approve site cleanup plans, and verify/certify that cleanup goals are completed



# TECHNICAL ASSISTANCE PROGRAMS

- In addition to the assessment and cleanup grants of the Brownfields and Land Revitalization Program, there are various free resources available to help inform assessment, cleanup, and reuse decisions.
- These technical assistance programs can help further the success of a brownfield investment, particularly considering things such as market analyses, sustainable development, and extreme weather resiliency. This can help bring both project success and broad, long-lasting benefits to a community.



<https://www.epa.gov/brownfields/technical-assistance>



<b>Program</b>	<b>CT</b>	<b>ME</b>	<b>MA</b>	<b>NH</b>	<b>RI</b>	<b>VT</b>	<b>Total</b>
Assessment Grants	\$27,234,106	\$39,938,605	\$53,878,276	\$18,455,191	\$9,792,015	\$23,316,383	<b>\$172,614,576</b>
Revolving Loan Fund (RLF) Grants	\$37,729,995	\$66,766,683	\$49,285,000	\$12,776,790	\$7,690,000	\$26,443,700	<b>\$200,692,168</b>
Cleanup Grants	\$24,651,773	\$44,623,594	\$56,936,193	\$11,373,250	\$12,161,685	\$7,690,000	<b>\$157,436,495</b>
Multipurpose Grants	\$1,350,000	\$800,000	\$1,800,000	\$1,800,000	\$0	\$1,000,000	<b>\$6,750,000</b>
Job Training Grants	\$4,140,264	\$200,000	\$4,031,087	\$0	\$1,142,300	\$0	<b>\$9,513,651</b>
Area-Wide Planning Grants	\$0	\$575,000	\$925,000	\$0	\$200,000	\$200,000	<b>\$1,900,000</b>
EPA Targeted Assessments (TBA)	\$6,494,494	\$4,150,873	\$11,557,821	\$1,594,545	\$920,769	\$1,234,532	<b>\$25,953,034</b>
State & Tribal Funding	\$22,536,929	\$30,127,031	\$29,900,170	\$25,787,775	\$23,859,789	\$16,295,477	<b>\$148,507,171</b>
Small Technical Assistance Grants for States & Tribes	\$0	\$20,000	\$0	\$20,000	\$0	\$40,000	<b>\$80,000</b>
Showcase Communities	\$300,000	\$0	\$800,000	\$0	\$300,000	\$0	<b>\$1,400,000</b>
<b>Total</b>	<b>\$124,437,561</b>	<b>\$187,201,786</b>	<b>\$209,113,547</b>	<b>\$71,807,551</b>	<b>\$56,066,558</b>	<b>\$76,220,092</b>	<b>\$724,847,095</b>
Funding totals current as of November 2024							

## CUMULATIVE FUNDING

<https://www.epa.gov/brownfields/funding-history-brownfields-and-land-revitalization-new-england>

## REGION I BROWNFIELDS BY THE NUMBERS

FY06-FY25

- \$724,847,095 in New England funding since the Brownfields Program inception
- 3,791 sites assessed
- 1,055 sites cleaned up/made ready for re-use (totaling over 10,044 acres)
- Over 24,500 jobs leveraged
- Over \$4.5B leveraged from cleanup, construction, and redevelopment of brownfields (almost 8:1 multiplier effect)

*Source: Grantee-reported Data as of April 9, 2025*

## ANTICIPATED FY26 BROWNFIELDS PROGRAM SCHEDULE

- FY25 Assessment, Revolving Loan Fund, and Cleanup (ARC) projects start October 2025
- FY26 Multipurpose, Assessment, and Cleanup Competition Guidelines Anticipated to be Released September 2025
  - Applications Anticipated to be Due November 2025
  - National Review Period and Panel Discussions January-March 2026
  - Awards Announced in the Spring 2026





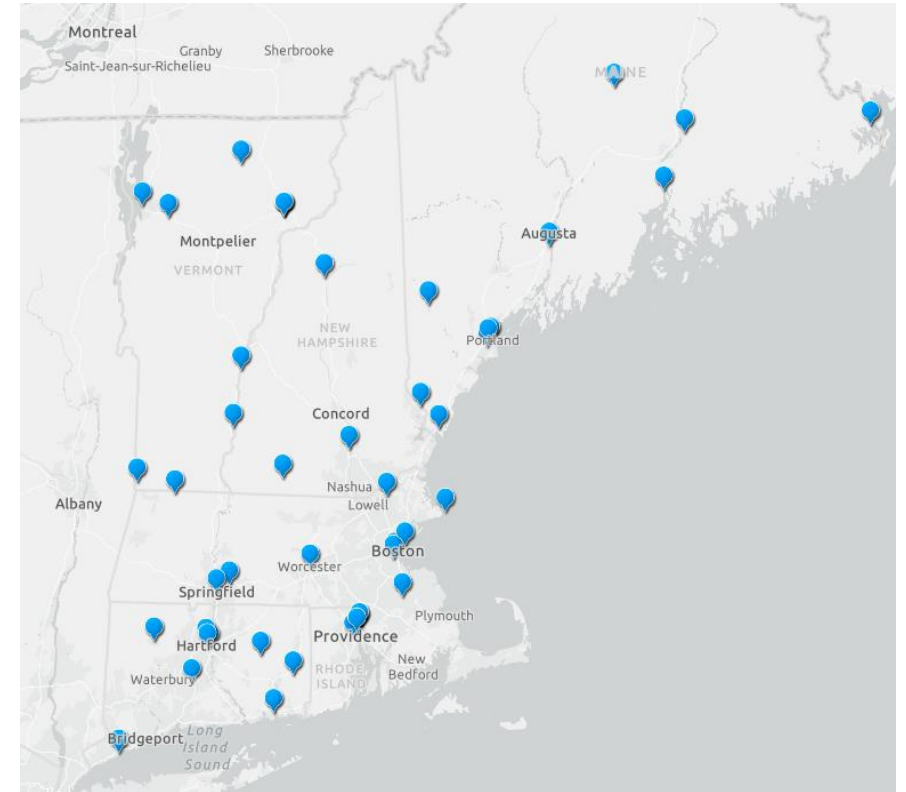
# LINKS/RESOURCES

[RI Brownfields Web Site](#)

[Success Stories - Story Map](#)

[Team Contact List](#)

[Funding History](#)



*Region I Brownfields Success Story Mapping Tool*

## CONTACT INFORMATION

Chris Beling 617-918-1792  
Beling.Christine@epa.gov

Jim Byrne 617-918-1389  
Byrne.James@epa.gov

# Region 1 RLF TAB

*Erin Howard*





April 2025

# *Introducing the* EPA RLF TAB



For over 50 years, you've  
known us as NDC.

Now we're  
Grow America.

*Meet Grow America*

## Who we are

- Established in 1969, Grow America is the nation's oldest non-profit provider of community development technical assistance and training
- We direct capital to support the development and preservation of affordable housing, the creation of jobs through training and small business lending and the advancement of livable communities
- We work in partnership with local and state governments and non-profits to build communities, economies, and capacity with hands-on technical assistance





*Meet Grow America*

## Who we are

- We are the national technical assistance service provider and program operator for the US Economic Development Administration-funded (EDA) RLF Community of Practice (EDA CoP)
- In this capacity, Grow America has **already developed** effective programs and infrastructure for **building capacity** for federal cooperative agreement recipients to establish and successfully run **long term RLF programs**

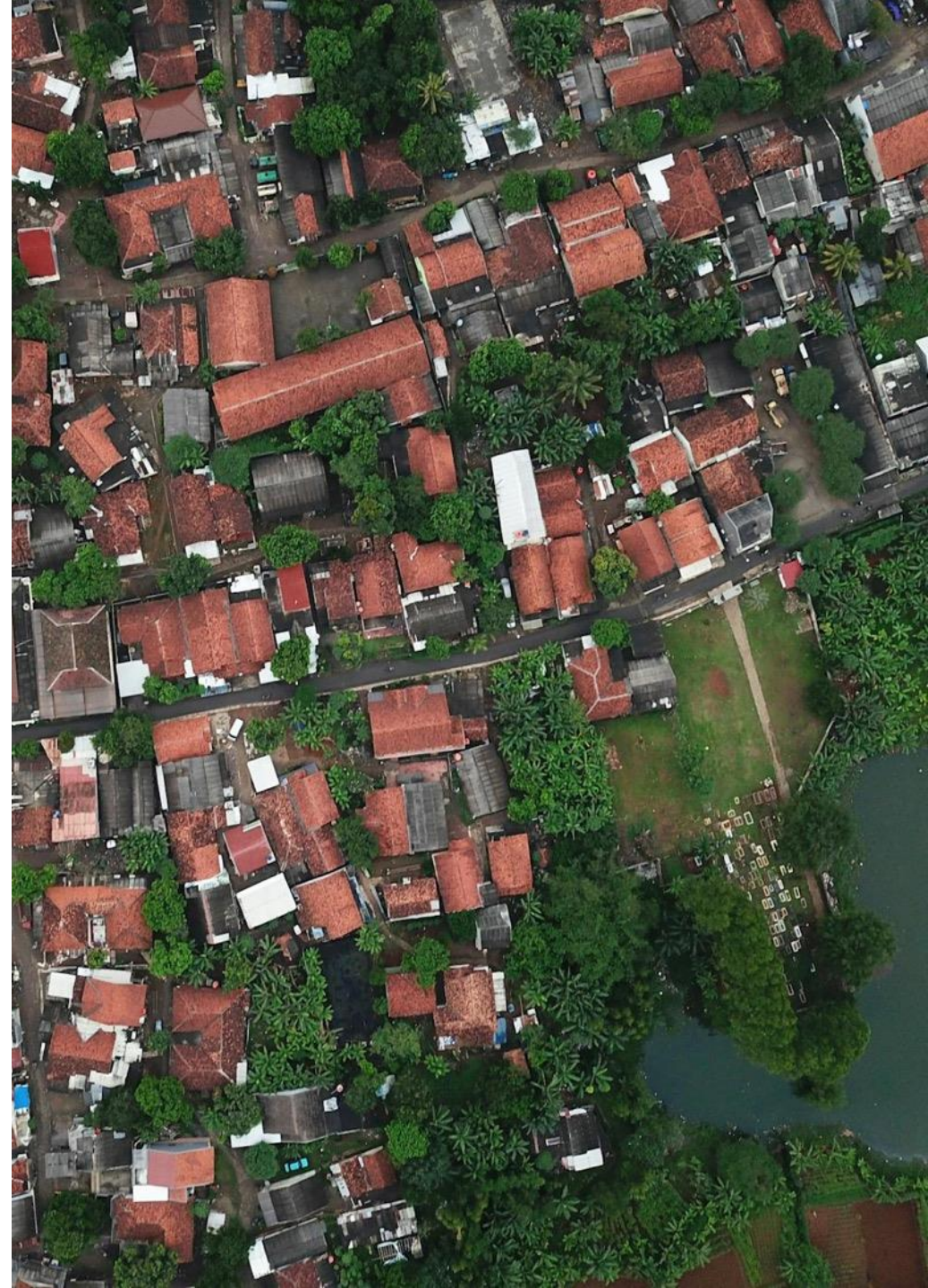




*Meet our partner:*

## International City/County Management Association (ICMA)

- Founded in 1914, ICMA—the International City/County Management Association—is the premier professional association for local government leaders, managers, staff, and stakeholders with more than 13,000 members
- ICMA frequently partners with federal agencies, foundations, and international donors to help local governments create thriving, equitable, and resilient communities, including the following projects among others





*Meet our partner:*

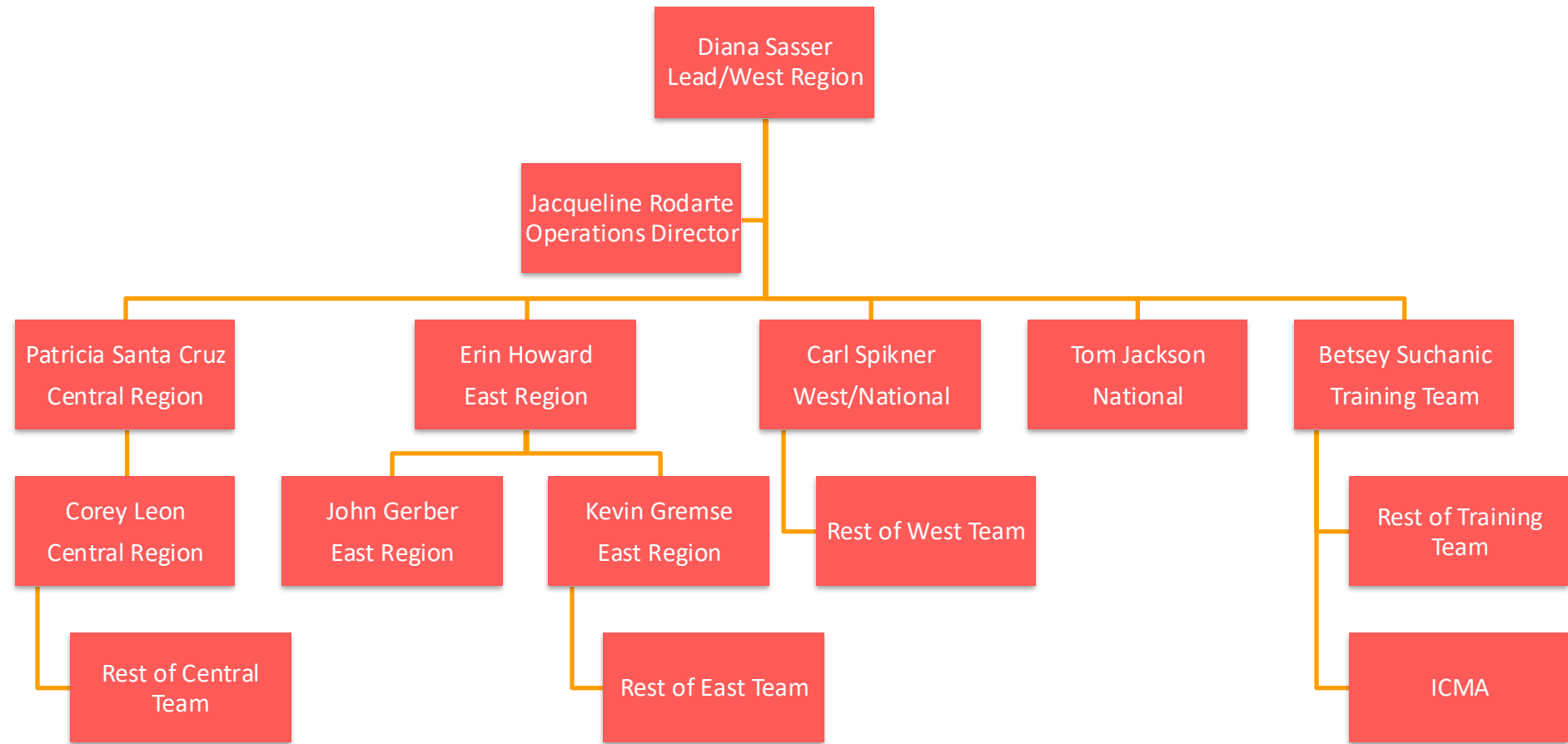
## International City/County Management Association (ICMA)

- ICMA's work includes the following projects among others:
  - National Brownfields Training Conference (EPA)
  - SolSmart, WindWise, EV Smart (DOE)
  - Economic Recovery Corps (International Economic Development Council and EDA)
  - City Health Dashboard (New York University and Robert Wood Johnson Foundation)
  - Economic Mobility and Opportunity Cohorts and Learning Communities (Bill & Melinda Gates Foundation)





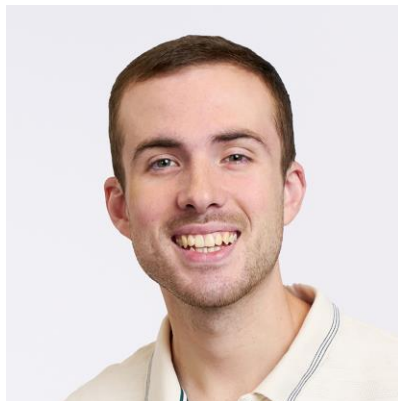
→ EPA RLF TAB team



## East Coast Team



Erin Howard  
East Region  
RLF Lead  
Field Director



John Gerber  
East Region  
Associate Field  
Director



Kevin Gremse  
East Region  
Team Leader  
Managing  
Director

→ Federal Funding for Brownfields





# EPA Funding for Brownfields

## Revolving Loan Fund Grants

- Can loan to public or private developers
- Grantee determines loan terms
- Five-year performance period
- Provides up to \$1,000,000

## Project Goals

- **Build Partnerships** by establishing an **RLF Project Officer Academy** and creating an on-ramp to ready prospective applicants
- **Cultivate expertise** by offering a **cohort** training program, on demand technical assistance and other training modules and resources
- **Peer-to-Peer Exchanges** by holding **in-person National and Regional meetings to create exchange opportunities to collaborate on** needs, strategies, capacities and program impact, as well as an online portal
- **Develop Network** by establishing a **national RLF Advisory Council** and online portal with forums representing various topic areas and creating a platform for outside exchanges with developers, lenders, and EJ groups



*Audience and Activities*

Target Audience: EPA-funded  
RLFs operating currently



**RLF Advisory  
Committee**



**Virtual RLF Network**



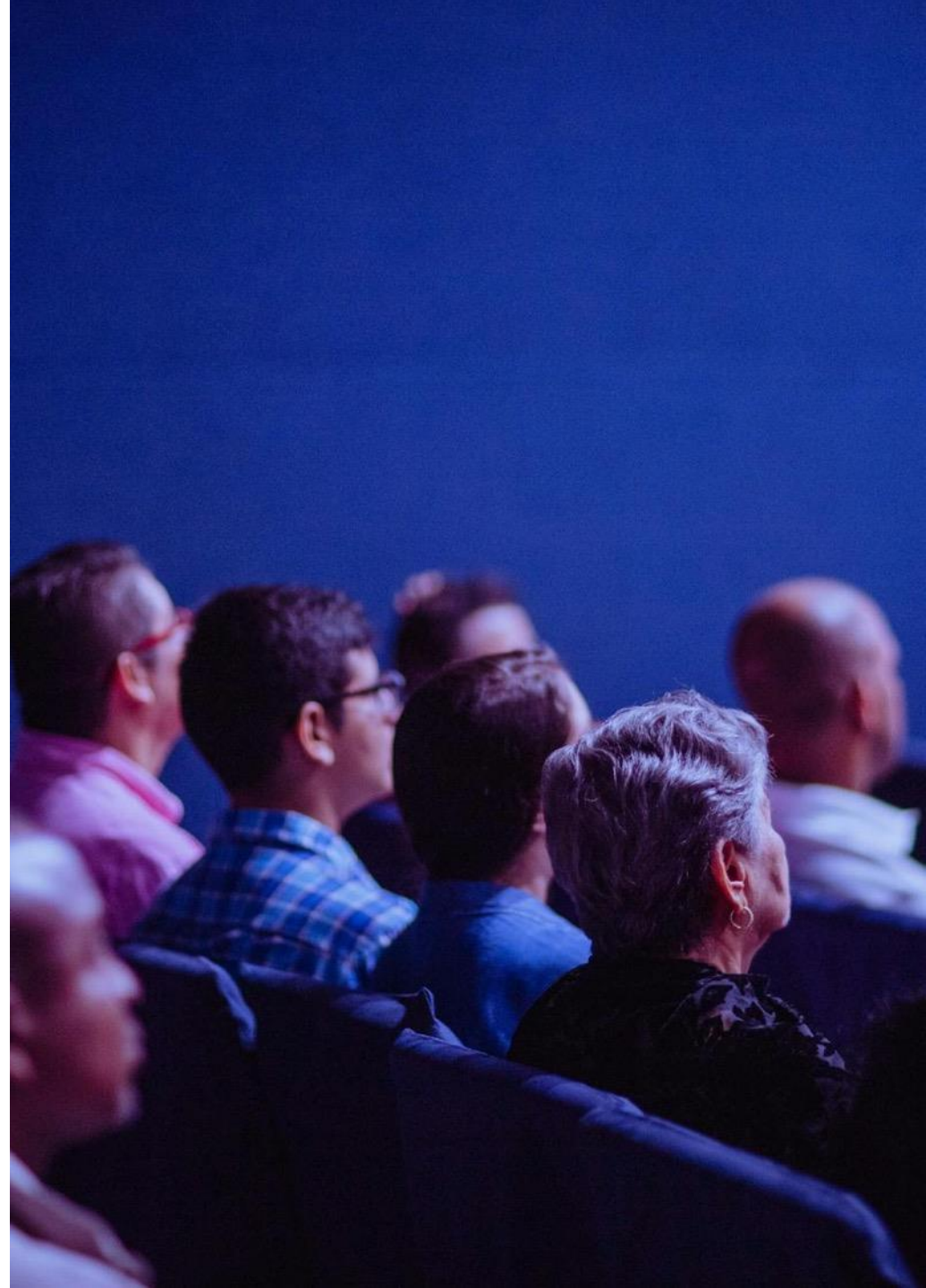
**Trainings and  
Resources**



*EPA RLF TAB Advisory Committee*

## We are looking for volunteers

Please email [epa-rlf-tab@growamerica.org](mailto:epa-rlf-tab@growamerica.org) if you are interested in participating in the committee, or know someone with experience in this field.



## Training and Resources

- A curated training program with workshops on topics that cross all organizations
- Create training cohorts of RLFs that will have specific curriculum guided by conversations with Stakeholders
- Portal will have a resource library and opportunity to contact GA Field Directors with questions

### Resource Library

#### Search

1 2 3

#### Resource type

- ☐ Case Study (2)
- ☐ Checklist or Worksheet (5)
- ☐ Fact Sheet (1)
- ☐ Guide (4)
- ☐ Handbook (2)
- ☐ Notice (1)
- ☐ Online Resource (1)
- ☐ Plan (4)
- ☐ Report (8)
- ☐ Slide Deck (17)
- ☐ Training (1)
- ☐ Video (9)
- ☐ Webinar (4)
- ☐ Workshop (12)

Reset

[Suggest a resource to include in this collection](#)



Webinar

### January 2023 RLF

The purpose of the training webinar on project officers and RLF grant recipient changes in...



Video | Workshop

### RLF Plans Worksho

The workshop included a great panel of topics relevant to writing or redesigning



Video | Workshop

### How Cities Navigate Economic Order

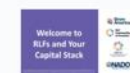
During this presentation, Bruce Katz discusses affecting cities—reshoring, unprecedented the clean energy transition—and how m



Video | Workshop

### RLF 201 Worksho

Executive Director of Region XII Council tips based on his experience about what redesign your RLF plan.



Video | Workshop

### RLFs and Your Capital Stock Workshop

# Timeline of Activities

## Years 1-2

- Interview Loan Program Stakeholders,
- Develop Bank of Best Practices and Relevant Resources
- Establish RLF Training Academy
- Create on-ramp for new applicants
- Establish Cohort Training Program and Training Modules
- Establish RLF Advisory Council
- Hold initial RLF Meetings



# Timeline of Activities

## Years 3-5

- Grow the Cohort training programs and modify training modules as needed
- Hold Annual Meetings (either in conjunction with the National Brownfields Conference or on their own)
- Partner with regional groups for regional meetings
- Grow online resource library

## Types of TA offered

- Review RFQ/RFPs for various items, including underwriting or environmental consultants
- Review of consultant proposals
- Review underwriting and underwriting report to give feedback
- Review of RLF Applications
- Questions on Davis/Bacon
- Samples of proformas or loan underwriting spreads
- General RLF questions
- Post-Closeout RLF Questions
- How to layer RLF into a project
- And other questions as they come up!

## Office Hours

- [Registration Link](#): Wednesday, June 25th: 3:00pm ET/12:00pm PT (2 hours)
- [Registration Link](#): Wednesday, July 30th: 3:00pm ET/12:00pm PT (2 hours)
- [Registration Link](#): Wednesday, August 27th: 3:00pm ET/12:00pm PT (2 hours)



## First In-Person Meeting: EPA's National Brownfields Training Conference in Chicago (August 2025) – Registration is Open!!

- RLF Pre-Conference Tuesday, August 5, 2025 @ McCormick Place [Revolving Loan Fund \(RLF\) Pre-Conference Session | Brownfields 2025](#)
  - Reception August 4

## Online Portal

- Full site is live
- To sign up, go to:  
[epa-rlf-tab.growamerica.org/welcome](https://epa-rlf-tab.growamerica.org/welcome)



# We look forward to working with you!

- Grow America website:  
[growamerica.org](https://growamerica.org)
- Please sign up on our new RLF TA TAB website:  
[epa-rlf-tab.growamerica.org/welcome](https://epa-rlf-tab.growamerica.org/welcome)
- EPA RLF TAB email:  
[epa-rlf-tab@growamerica.org](mailto:epa-rlf-tab@growamerica.org)
- Program Manager Contact Info:
  - Diana Sasser, Managing Director  
[dsasser@growamerica.org](mailto:dsasser@growamerica.org)  
(209) 483-9863
- East Team Lead Contact Info:
  - Erin Howard, Field Director  
[ehoward@growamerica.org](mailto:ehoward@growamerica.org)  
(860) 638-9684





# Vermont Brownfield Success & Progress Stories

*Gary Fox, Sue Westa and Kevin Geiger*



# WINDHAM REGION BROWNFIELDS REUSE INITIATIVE

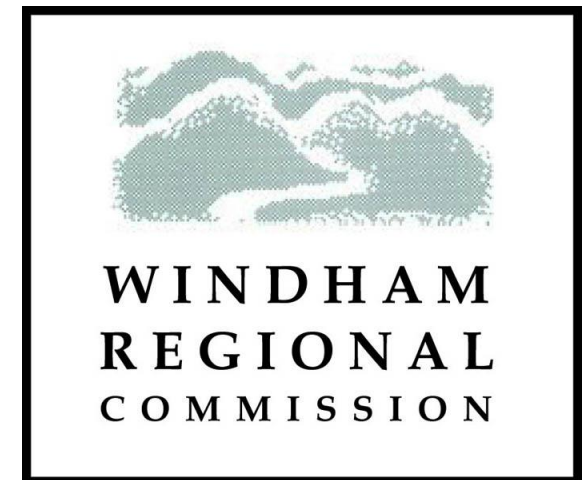
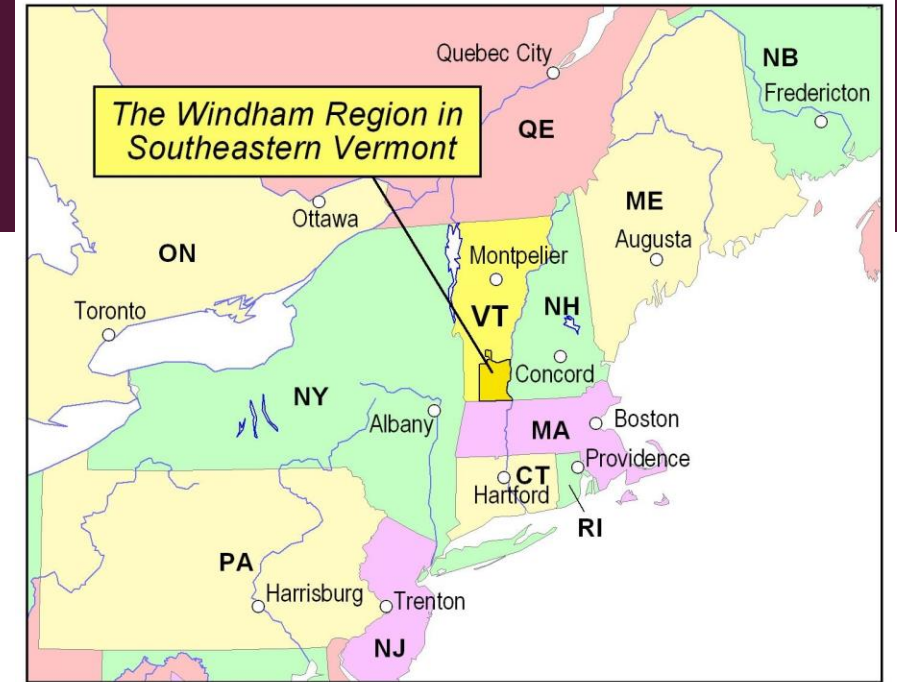
SOUTHERN VERMONT BROWNFIELDS ROUNDTABLE, JUNE 4, 2025

SUSAN WESTA, WRC ASSOCIATE DIRECTOR



# WINDHAM REGION

- 27 Towns in Southeastern VT
- Population – 48,538
- Historic industrial development
  - Powered by region's rivers and streams
  - Wool, lumber, paper, organ manufacturers, etc.





# WRBRI

- Over 25 years old
- Funded by EPA & Vermont
- Assessment & Cleanup funds



# BROWNFIELDS REDEVELOPMENT

- Affordable housing & a homeless shelter





# PUTNAM BLOCK





# PUTNAM BLOCK

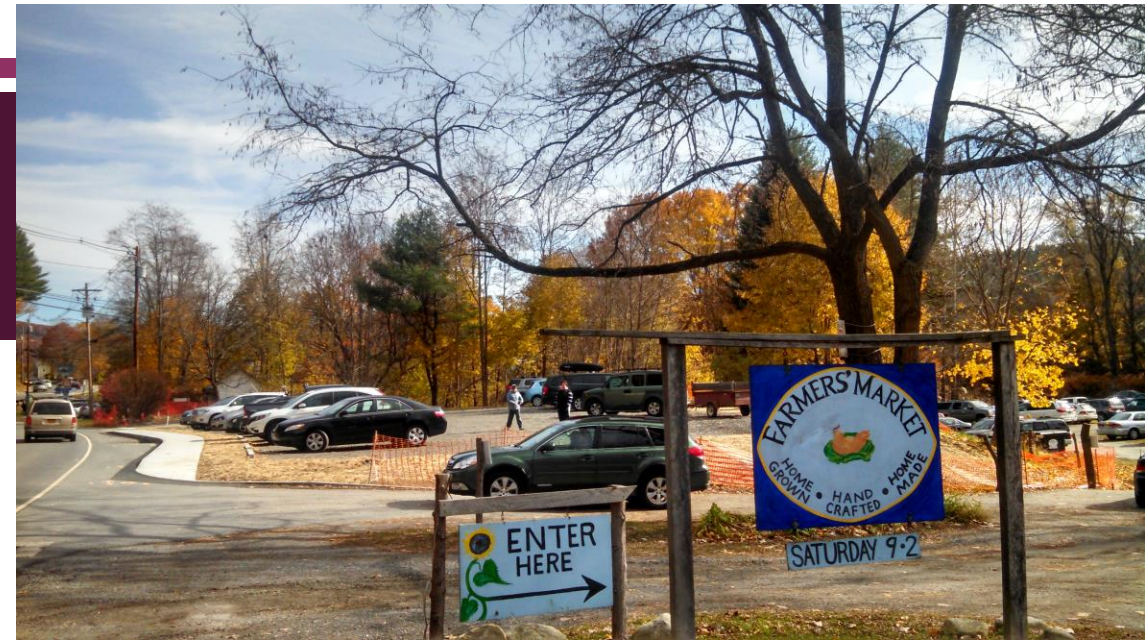
- WRBRI provided funds for the initial assessment & clean up
  - ❑ Phase I ESA - \$3000 grant
  - ❑ Clean up - \$430,000 loan
  - ❑ Leveraged other funds
- Sharing funds across regions





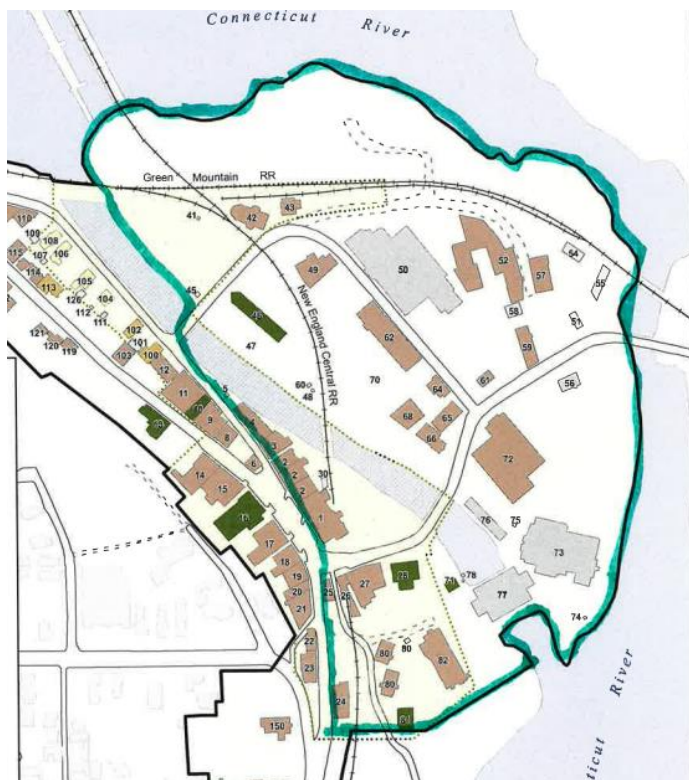
# REDEVELOPMENT

- Industrial and business uses
- A Farmer's Market and Parks





# BELLOWS FALLS AREAWIDE PLAN





# COMMUNITY ENGAGEMENT

- Community Meetings
  - Hybrid
- Online Engagement

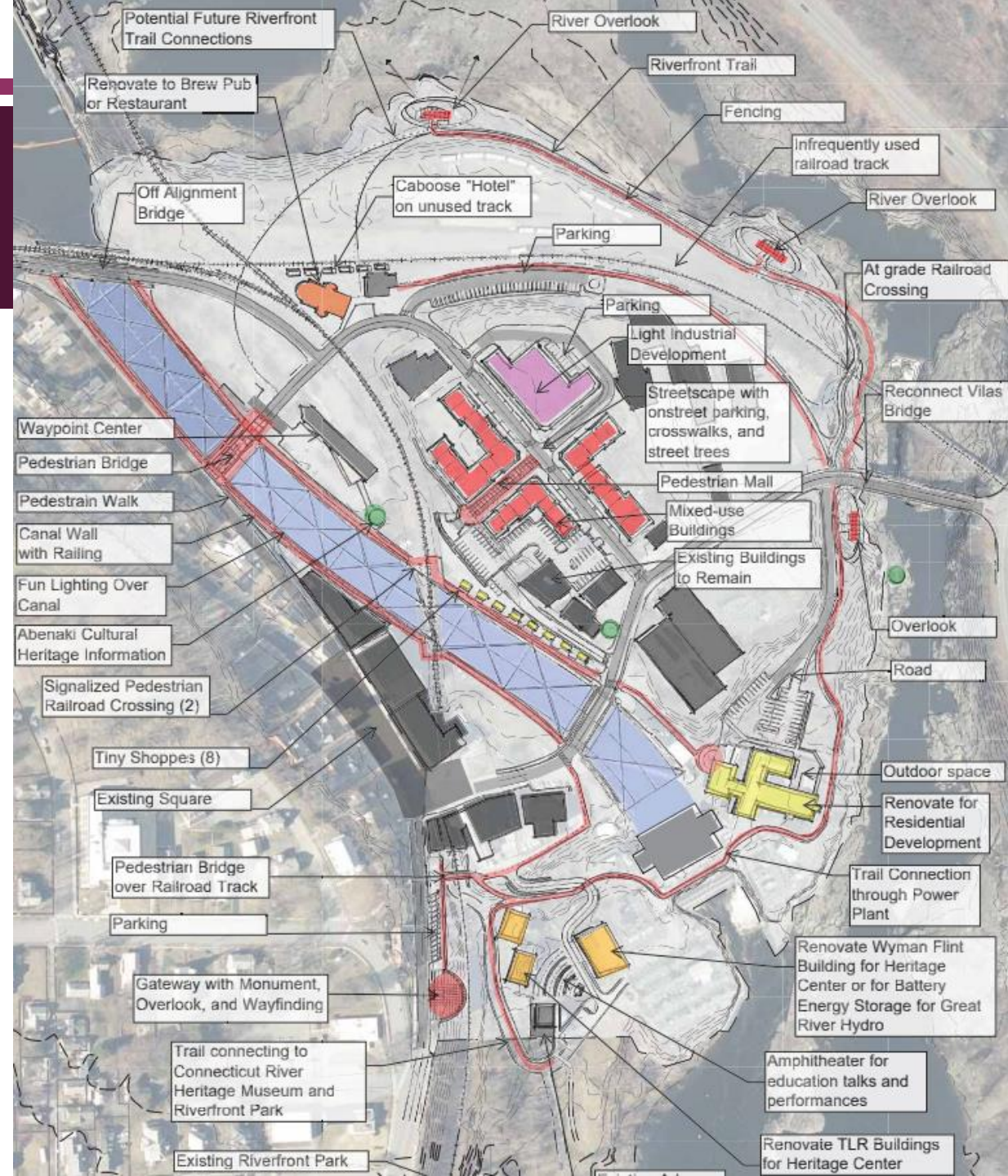




# PREFERRED PLAN

## ■ Elements from Multiple Alternatives

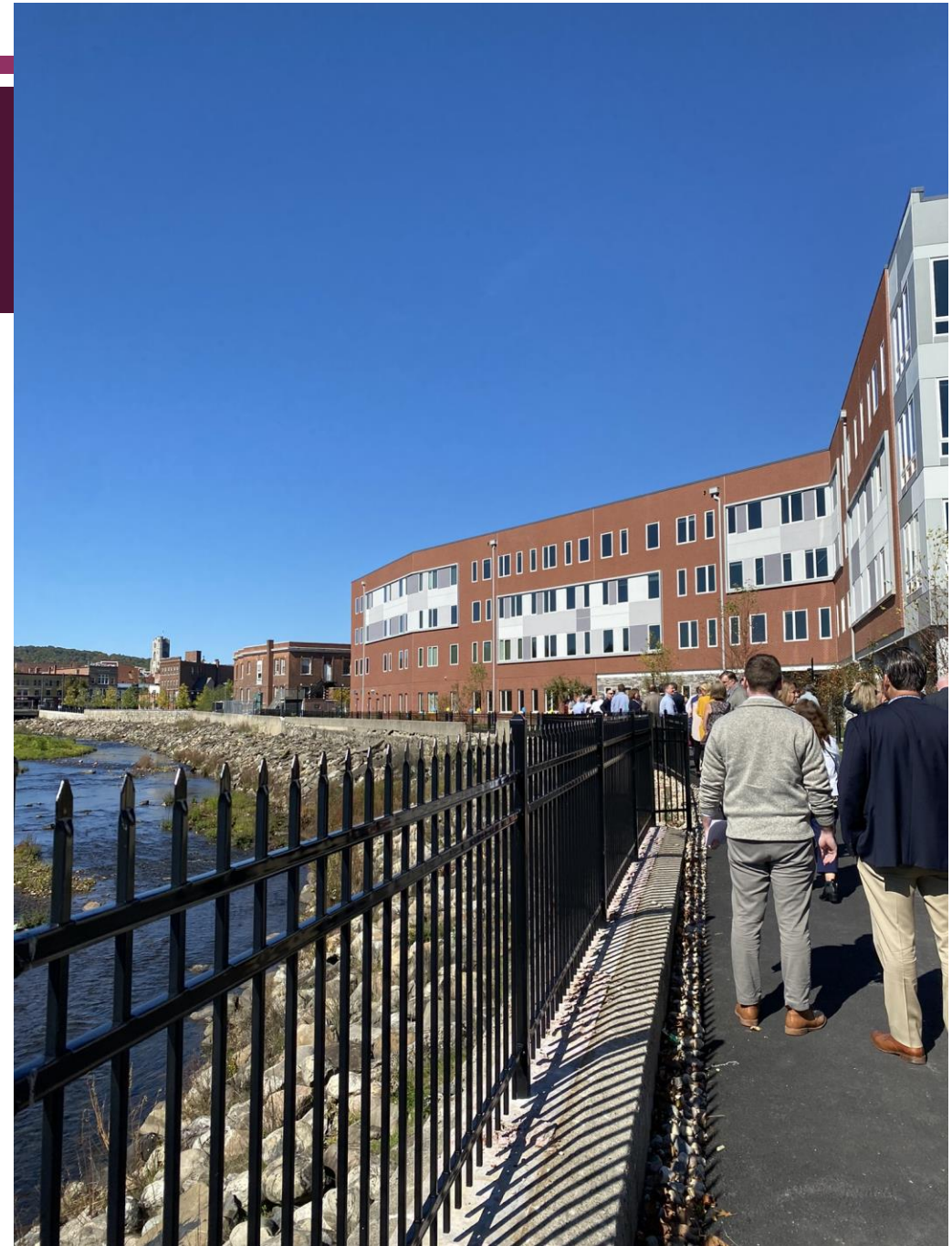
- Canal Attractions
- Mixed Use/Residential & Commercial
- Recreation/Trails
- Industrial – Robertson Paper Mill
- Cultural – CT River Heritage Center





# EPA TECHNICAL ASSISTANCE

- Zoning Analysis
- Market Analysis
- Financial Model & Analysis
- Development Model
  - Torrington CT example
- Next Steps



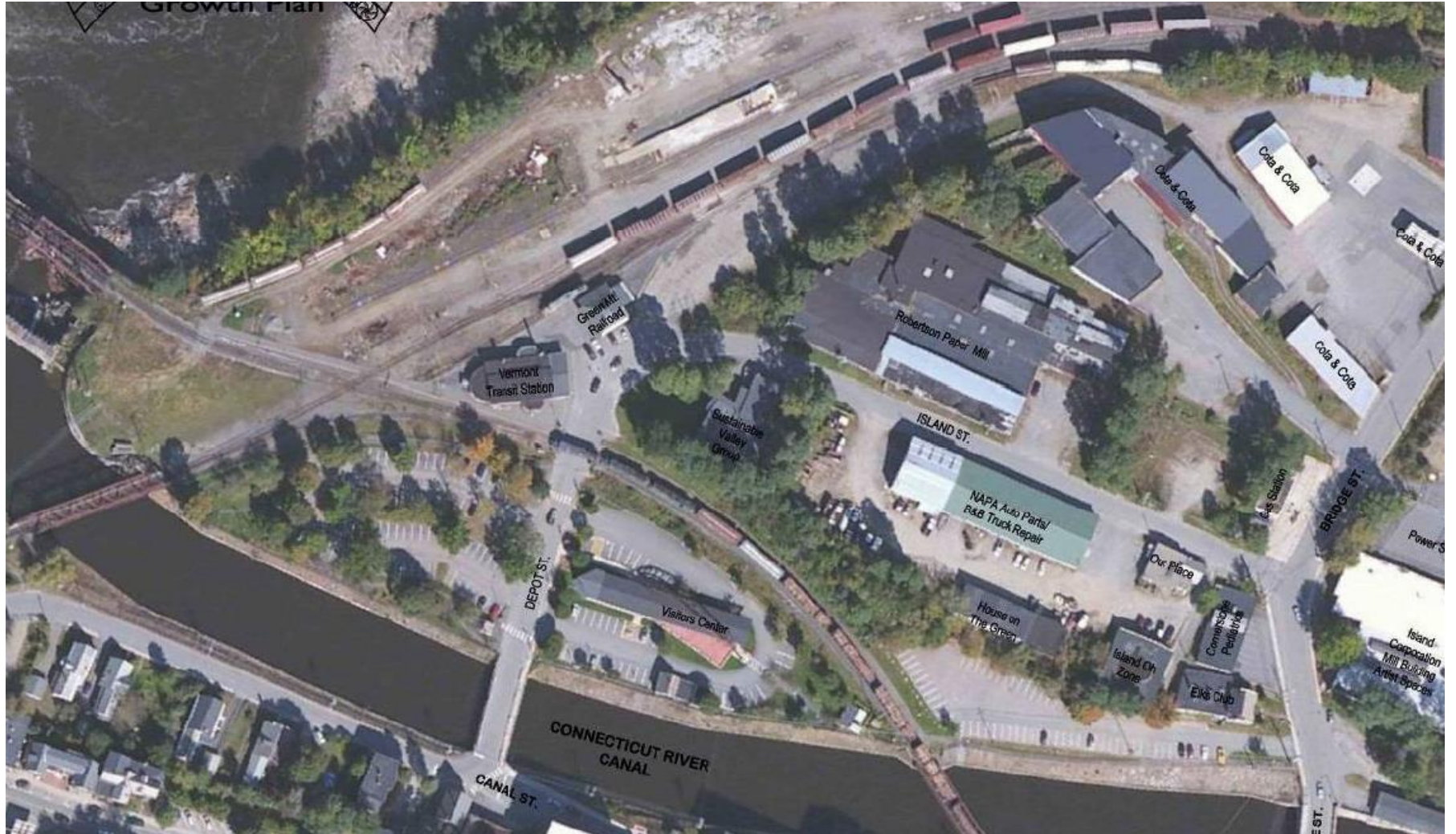


# AREA WIDE PLAN - ISLAND DISTRICT IMPLEMENTATION

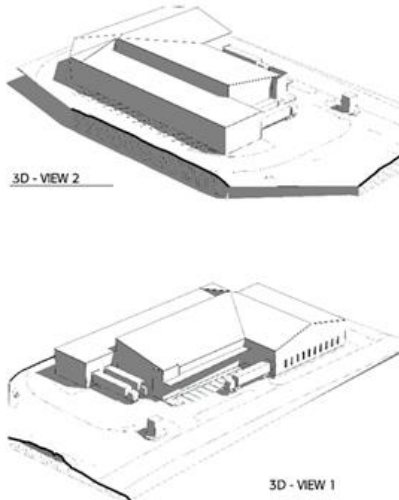
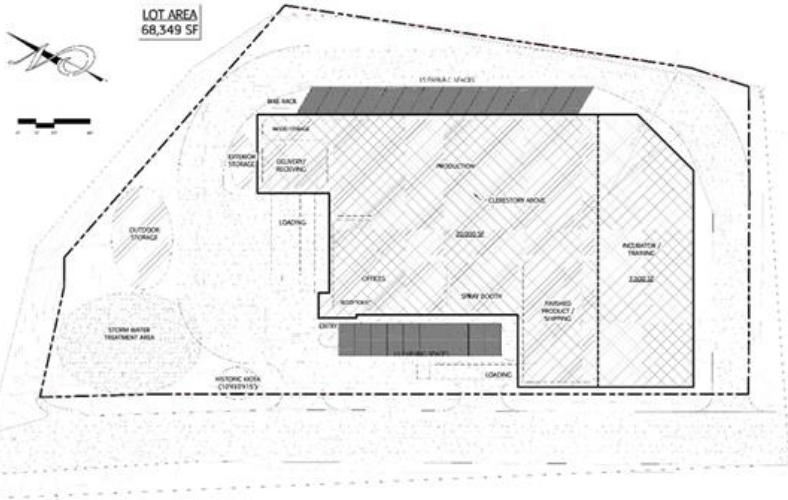
## – GARY FOX, BELLOWS FALLS AREA DEVELOPMENT CORP DIRECTOR –

### Schedule – Dependencies

- Site Control:  
Owner Participation
- Site Access:  
Highways, Bridges = VTrans
- Depot St Off Alignment Bridge
- Train Station:  
Public (State) - Public (Town) - Private
- Priority New Market Project:  
Path of lease resistance to shovel ready:
  - 0 Bridge St Mixed Use
  - Robertson Paper - Island St
  - Consumer & Producer Coops



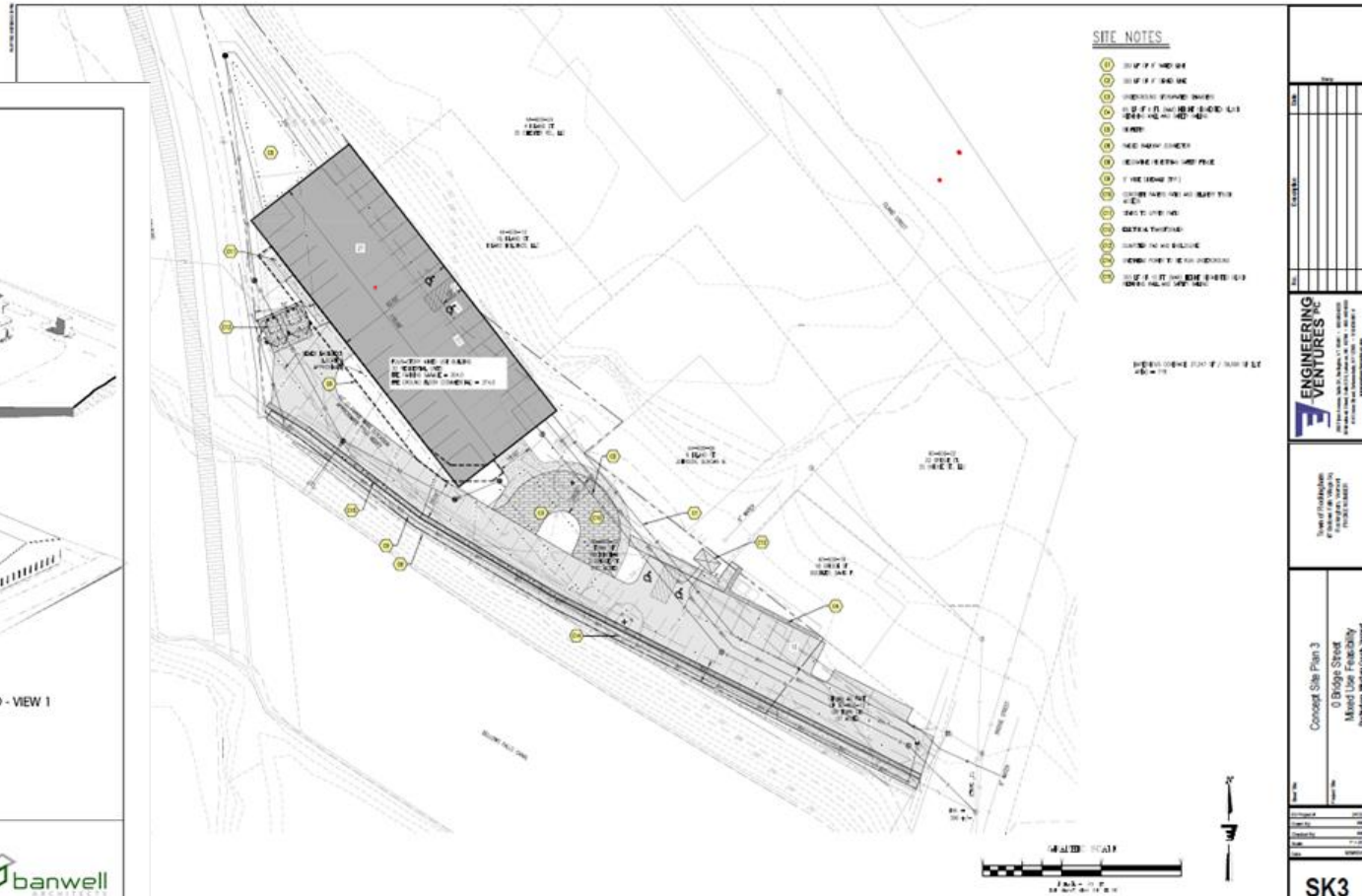
# MIXED-USE RESIDENTIAL – 0 BRIDGE ST PARKING LOT CONSUMER – PRODUCER COOP



BFADC - 21 ISLAND STREET  
21 ISLAND STREET BELLOWS FALLS, VT

SITE PLAN - PROPOSED

1/4/2021



<b>ENGINEERING</b> VENTURES INC. 1000 FARM ROAD, SUITE 100 BELLOWS FALLS, VT 05703 TEL: 802.863.1234 FAX: 802.863.1235 WWW.ENGINEERINGVENTURESINC.COM	
Project Name: 0 Bridge Street Mixed Use Feasibility BELLOWS FALLS, VT 05703	Date: 1/4/2021 Drawn By: J. B. B.
Sheet No.: SK3	Scale: 1" = 10'



aterials that were salvaged from Robbie Paper include the follow

<u>Metals</u>	<u>Scrap Recyling</u>	<u>10 t</u>
Timbers	Denailed and sold for reuse/milling	25,580 board
Bricks	Salvaged and sold	1000 cubic y
Left Over Paper	Recycled	100 tons
Interior Building Contents	miscellaneous- doors, windows, lights, fixtures, etc -	All donated
Contaminated Soils (polyaromatic hydrocarbons (PAH) and arsenic)	soils encapsulated on site rather than being disposed of in landfill	1,600 cubic y



# ROBERSTON PAPER COMPANY



# IT TAKES A VILLAGE!

## ROBERTSON PAPER MILL

*Many partners are  
needed to bring a site  
back to life*

The Environmental Protection Agency has invested over \$700,000 in Brownfields funding at this site for assessment and cleanup as follows:

**Assessment (\$234,000)**

- Vermont DEC (\$10,334)
- Windham Regional Commission (\$93,608)
- EPA TBA technical assistance (\$130,000)

**Cleanup (\$501,137)**

- Vermont Agency of Commerce and Community Development Revolving Loan Fund (\$151,137)
- Windham Regional Commission Revolving Loan Fund (\$150,000)
- Direct cleanup grant to Island Holdings LLC (\$200,000)

Other funding sources which contributed to the project included \$150,000 from ACCD's Community Development Block Grant Program for demolition and \$300,000 from the Windham County Economic Development Program and \$140,000 from the Town of Rockingham's Revolving Loan Fund for project management, planning, and other expenses.



# 0 BRIDGE MIXED-USE – CANAL VIEW COMMERCIAL STREET LEVEL – 33 RESIDENTIAL UNITS

- 40,000 mile view – very approx:

- 0 Bridge St is less than  
¼ the residential space & approx  
¼ the commercial space:

- Combined Tax = \$330,000 annually

- Robertson Paper Co: Great River Coop

- Grower – Producer Coop:

\$11 to \$15 Million

- Consumer Coop:

\$3 to \$5 Million

- Another ¼ total value =

- \$330,000 annual combined tax rev



## Project Details:

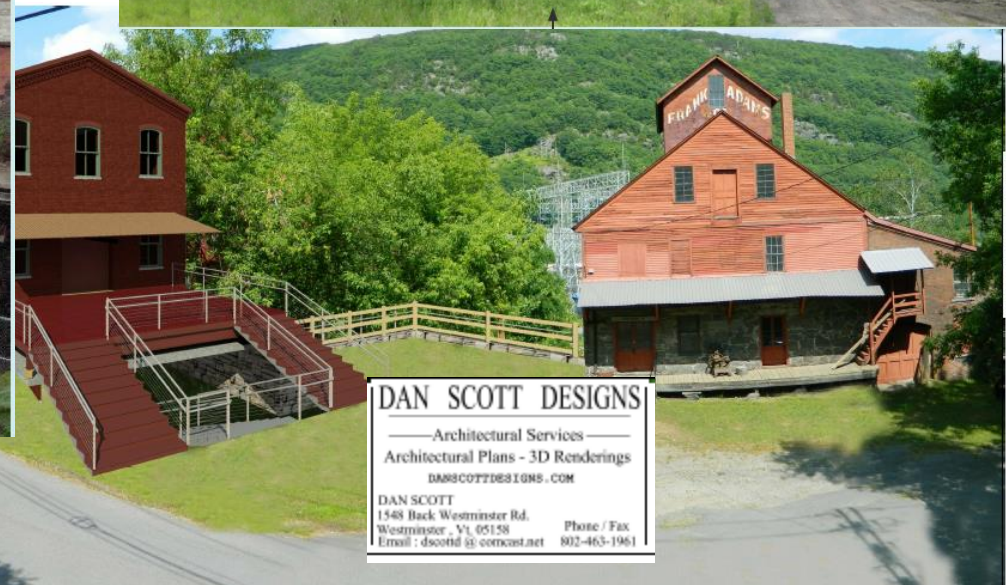
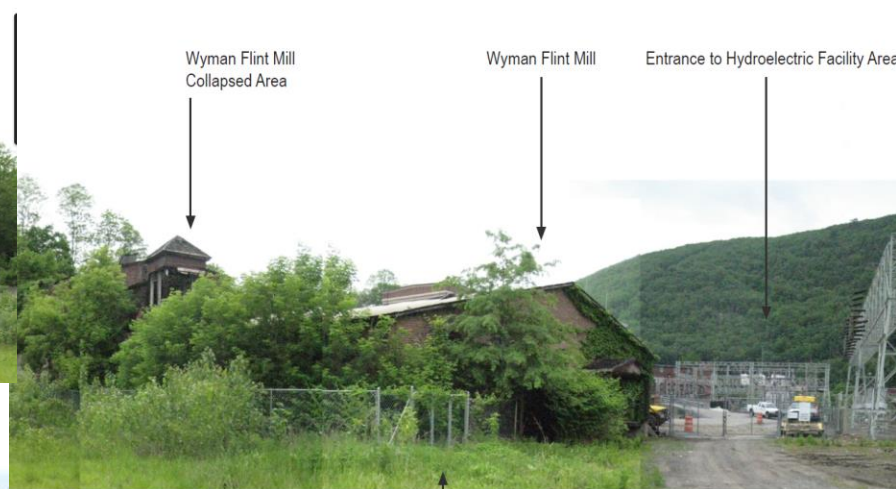
- Walkable connections to train station (800' +/-) and downtown (1/4 mile +/-)
- 45,000 GSF of 1st floor retail / shops / studio / maker space / restaurant
- 90,000 GSF of residential = 90 – 100 apartments = 150 bedrooms
- Limited surface parking / reliant on shared resources or parking structure
- \$40 - \$50 Million in Construction Cost
- \$10 - \$20 Million in Soft Cost

## Property Tax Details:

Assumed Property Value = \$40 Million (low end of construction value)  
Common Level of Appraisal = 91.24%  
Appraisal / Assessed Value = \$36.5 Million  
Combined Tax Rate ~ \$3.50 = per \$100 (\$3.65 homestead, \$3.40 non-homestead)  
Combined Tax = \$1.28 Million



# UNDER THE HILL – 3 PARCELS – ONE CAP – GARY FOX, TOWN OF ROCKINGHAM DEVELOPMENT DIRECTOR –



**DAN SCOTT DESIGNS**  
—Architectural Services—  
Architectural Plans - 3D Renderings  
DANSCOTTDESIGNS.COM  
DAN SCOTT  
1548 Back Westminster Rd.  
Westminster, Vt. 05158  
Email: dscott@comcast.net  
Phone / Fax  
802-463-1961



## UNDER THE HILL – HEY DAY



# UNDER THE HILL – TLR, ADAMS GRIST MILL MUSEUM, WYMAN FLINT

Site-Specific Quality Assurance Project Plan:  
ECAA Site Investigation – TLR Complex, VT  
DEC SMS #2002-2989, EPA Grant  
#BF00A01263  
10 & 16 Mill Street, Bellows Falls, VT  
May 12, 2025



Supplemental Phase II  
Environmental Site Assessment:  
TLR Complex  
10 & 16 Mill Street  
Bellows Falls, Vermont, SMS# 2002-2989  
December 6, 2023

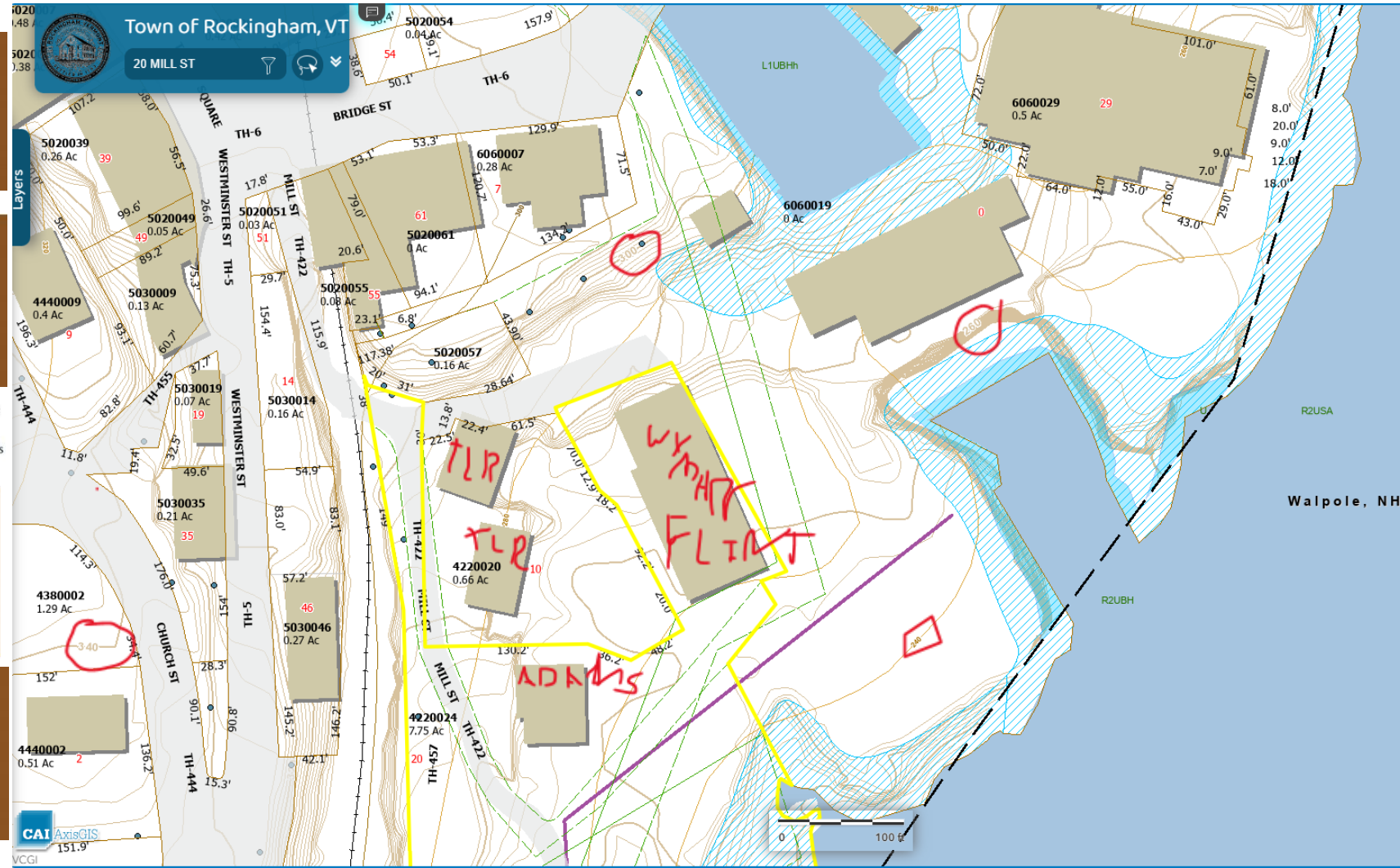


Of the environmentally-managed sites that were identified in the database review, it was determined that the Subject Property Former White Mountain Paper Co (SMS #92-1267) and TLR Complex (SMS #2002-2989), and properties to the east Penta/ Wyman Flint (SMS #2006-3480), and National Grid – Bellows Falls (SMS #2006-3512), and adjoining properties to the south Poet's Seat Parcel (SMS #2018-4780) required

Phase II Environmental Site  
Assessment Work Plan: Adams  
Grist Mill  
20 Mill Street, Bellows Falls, Vermont  
October 8, 2024



Supplemental Phase II Environmental Site  
Assessment Report, Penta/Wyman Flint,  
14 & 22 Mill Street, Bellows Falls,  
Vermont  
SMS #2021-5010  
November 29, 2023





# CHALLENGES, IN PROGRESS, SUCCESSES: TRAIN STATION, BRIDGE ST PARKING LOT, BF COMMUNITY BIKE PROJECT, DISH ON MAIN

## Questions persist about pollution

BY SUSAN SMALLHEER  
Brattleboro Reformer

**BELLOWS FALLS** — Residents raised more questions about the industrial pollution at the old Bellows Falls train station Tuesday night and whether it was wise to continue to pursue the purchase.

Andrew Smith of Bellows Falls said he had researched the town's environmental reports on the site, and what environmental contaminants had been found at the station. He said

it was irresponsible of the town to expose residents and visitors to trichloroethylene, (TCE) a known cancer-causing contaminant that often is found in metal degreasers and refrigerants.

"The train station is contaminated with TCE," Smith pointed out to the board. "Why would the town even invest in it? We don't have a viable train or bus station," Smith said, "based on environmental reports."

POLLUTION, Page 3

Bellows Falls Train Station  
50 Depot Street  
Bellows Falls, Vermont

As Table 1 indicates, trichloroethene (TCE) was detected at concentrations exceeding the Resident and Non-resident VTDEC Vapor Intrusion Standards, which are 6.7 micrograms per cubic meter ( $\mu\text{g}/\text{m}^3$ ) and 23  $\mu\text{g}/\text{m}^3$ , respectively, at SV-02 (185  $\mu\text{g}/\text{m}^3$ ) and in the duplicate sample (176  $\mu\text{g}/\text{m}^3$ ), both located in the southeastern basement. PCE was also detected at SV-02 at a concentration of 3.18  $\mu\text{g}/\text{m}^3$  (and in the duplicate sample at a concentration of 2.91  $\mu\text{g}/\text{m}^3$ ), which are both less than the VTDEC Vapor Intrusion Standards for PCE. No other analytes were detected above reporting limits in any of the samples collected.

Dear Governor Phil Scott,

We need your help!

We appreciated your visit to the Bellows Falls Island in December 2019 to celebrate the demolition and remediation of the blighted Robertson Paper Mill site. We are now asking if you can encourage VT Department of Environmental Conservation (DEC) and VT Agency of Transportation (VTrans) to work together to achieve a positive outcome for the Island District.

Specifically, we are asking for a commitment from VT



### Phase II Environmental Site Assessment: Bellows Falls Community Bike Project, 30 Henry Street, Bellows Falls, VT

March 21, 2023



SANBORN HEAD

June 18, 2024

File No. 5104.02

Gary Fox, Development Director  
Town of Rockingham  
P.O. Box 370  
Bellows Falls, VT 05101

March 7, 2024

66 Atkinson Street  
Rockingham (Bellows Falls),  
SMS #2022-5195

Phase II Environmental Site  
Assessment

Prepared for:  
The Town of Rockingham



westonandsampson.com

September 26, 2024

Phase II Environmental Site  
Assessment

0 Bridge Street  
Bellows Falls (Rockingham), Vermont  
SMS #20245435  
Grant # BF-00A01263

Prepared for:  
Windham Regional Commission



westonandsampson.com

Vermont Department of Environmental Conservation

Commissioner's Office

One National Life Drive, Main 2 [phone] 802-828-1556  
Montpelier, VT 05620-3520 [fax] 802-828-1541

Ag

### Certificate of Completion

Applicants-

Mr. Jim and Mrs. Jane Macri  
P.O. Box 71  
Saxtons River, VT 05154

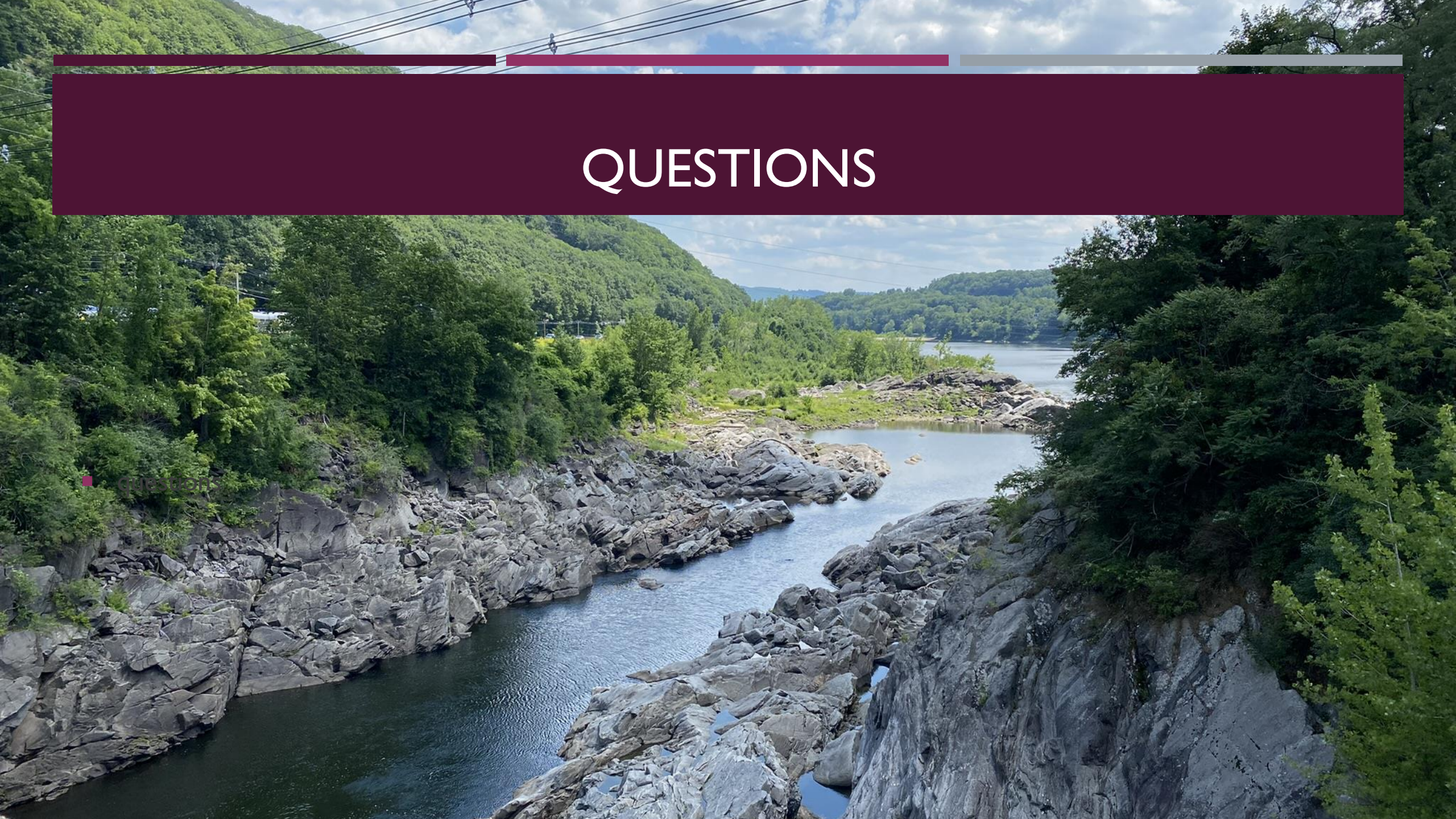
Main Street Arts  
Ms. Margo Ghia  
P.O. Box 100  
Saxtons River, 05154

SMS # 2017-4687  
37 Main Street  
Saxtons River, Vermont



# QUESTIONS

■ question





# Networking & Closing

